

**APPENDIX O – PHASE I ENVIRONMENTAL
SITE SURVEY**





**REPORT OF
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**CHELSEA SOUTH TRACT
SNAKE ROAD
RIDGELAND, JASPER COUNTY, SOUTH CAROLINA**

Prepared For:

**MUNGO HOMES – COASTAL DIVISION
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NOVEMBER 24, 2021

JPEG PROJECT #2672-21



November 24, 2021

Mr. Ryan Strickland, P.E.
Mungo Homes Coastal Division
138 Canal Street, Suite 203
Pooler, Georgia 31332

Additional Intended Users:
Clayton Properties Group

**Subject: Report of Phase I Environmental Site Assessment
Chelsea South Tract
Snake Road
Ridgeland, Jasper County, South Carolina
JPEG Project #2672-21**

Dear Mr. Strickland:

J. N. Pease Environmental Group, LLC (JPEG) appreciates the opportunity to submit this Report of Phase I Environmental Site Assessment (ESA) for the above referenced site. The Phase I ESA was completed in accordance with the American Society for Testing and Materials (ASTM) *Standard Guide for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-13* (most recent ASTM standard effective as of November 2013). The report and associated inquiry procedures meet the objectives and performance factors established by the Standards and Practices for All Appropriate Inquiries (AAI), Final Rule published in 40 CFR Part 312.

This report has been prepared for the exclusive use of our client and may not be relied upon by any other person or entity, except those referenced above as additional intended users, without the express written permission from said users and JPEG. Any unauthorized use of this report is at the sole risk of the user/reader.

This report presents project information, which includes survey procedures and limitations, along with our findings, conclusions, and recommendations. We appreciate your selection of JPEG for this project. Please direct any questions to Mr. James Pease. His direct number is (843) 345-4765.

Sincerely,
J. N. PEASE ENVIRONMENTAL GROUP, LLC

James N. Pease, IV

James N. "Jay" Pease, IV, REM #10923
President/Registered Environmental Manager
Member LLC

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Section 01 EXECUTIVE SUMMARY

PROPERTY NAME: Chelsea South Tract (Portion of TMS #081-00-02-008)

LOCATION: Snake Road, Ridgeland, Jasper County, South Carolina

This executive summary is provided for convenience and should not substitute for review of the complete report, including all attachments. Based on the data collected during the assessment, our findings and conclusions are summarized as follows:

Environmental Conditions	Acceptable	Further Research	Further Environmental Assessment
Present Site Use	Yes	Not Recommended	Not Recommended
Site Regulatory Status	Yes	Not Recommended	Not Recommended
Site Use History	Yes	Not Recommended	Not Recommended
Off-Site Listed Facilities	Yes	Not Recommended	Not Recommended
Surrounding Land Use	Yes	Not Recommended	Not Recommended

Present Site Use: The project site includes approximately 291.703 acres of wooded land located along Snake Road in Ridgeland, South Carolina. The project site comprises a portion of a larger parent parcel of land (i.e., 442.26 acres) defined by Jasper County tax map number 081-00-02-008. The project site is accessible from the north via an unimproved access road which originates from Snake Road and traverses the central portion of the property. The majority of the project site serves as managed timberland, portions of which were thinned during Spring 2021. Significant acreage on the west and southwest portions of the project site are inundated and indicative of swampland. No permanent building improvements are currently located on the project site. Details regarding property-specific observations from the site reconnaissance are provided in Section 5 of this report.

Site Regulatory Status: The project site was not listed on the environmental regulatory databases reviewed for this assessment.

Site Use History: Our review of historical data indicates the project site comprises a limited portion of Chelsea Plantation, an approximate 5,900-acre plantation which was established in the early 1800's and over more recent decades has been used as a privately-owned retreat with a distinction for superior, private, hunting grounds. The project site is consistently depicted as a combination of wooded land and pasture/agricultural land from at least the early 1920s through the early 2000s. Pasture/agricultural land was concentrated on the central and eastern portions of the project site while wooded land characterized the western portion of the property. Several residential-sized structures are depicted on the central and eastern portions of the project site on historical topographic maps dated 1920 and 1942. These structures were not discernible on available aerial photographs dated between 1951 and 2021 and no evidence of former structures was encountered during the site reconnaissance. The structures were presumably used by the plantation's farmhands, but this conclusion was not confirmed by available historic resources. The

extent of pasture/agricultural land across the central and eastern portion of the project site has gradually decreased since the 1970s, having been converted to wooded land.

A real estate advisor for the current property ownership entity indicated the property was historically owned by an affluent family over the past 50 or so years. The previous owners served as passive landowners having purchased the land for private, recreational purposes. No information was available regarding past forestry management practices at the project site. Aerial photographs suggest some level of timber management has occurred at the project site. JPEG has no reason to suspect the historical application of forestry herbicide/insecticide products, if any, by previous property owners was performed contrary to labeling requirements and/or specified application rates. Proper application of insecticide products is not considered a "release" to the environment; therefore, potential past use of these products at the project site does not represent a recognized environmental condition (REC). Historical application of these products might be considered a business environmental risk (BER) to subsequent buyers/developers if the proposed land use includes single-family residential development, schools, and/or daycare facilities because residual levels of insecticide products could be present in soils. The current ASTM standard defines BER as *"a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice"*. Based on past project experience involving the conversion of managed timber land to residential use, it is JPEG's opinion that this circumstance represents a low to negligible risk. The current property owner acquired the project site in April 2019 and has rarely visited the property nor been involved with property management activities. The owner's real estate advisor confirmed limited portions of the property were harvested for timber in early 2021; however, the current owner does not employ an active forestry management company. Additional information obtained from historical references is provided in Section 6 of this report.

Off-Site Listed Facilities: A query of Federal and State environmental databases was provided by EnviroSite Corporation. Four (4) off-site facilities were identified on the regulatory databases prescribed by the ASTM 1527 Standard and within the established search radii from the project site. The facilities are summarized below by database:

- **State Leaking Underground Storage Tank (LUST):** Three, off-site, facilities were referenced on this database within the search radius of one-half mile. The facilities were plotted generally east and at lower elevations than the project site at distance ranging from approximately 730 feet to 883 feet. Release notifications were submitted to SCDHEC (i.e., "reported") for the two closest facilities following tank removal activities; however, these releases were never confirmed by State regulators. This circumstance indicates the reported concentrations did not exceed the SCDHEC Risk Based Screening Levels (RBSLs), thus a reportable release did not occur and therefore the release was not "confirmed". Details are provided below for the single LUST facility which remains under assessment:

- Callawassie General Store (1 Callawassie Drive) was plotted approximately 883 feet east of the project site. The facility is defined by UST Permit #10139. A petroleum release was reported and confirmed at this facility in March 1997. The facility was confirmed to fall under the jurisdiction of the SUPERB program; thus a responsible party has been identified and the facility is eligible to receive funding for future site rehabilitation activities. The facility classification under SUPERB is 3BF. Based upon SCDHEC's RBCA Site Priority Classification System, this SCDHEC lower priority ranking (i.e., 3BF) suggests "groundwater is encountered less than 15 feet below grade and the site geology is predominantly sand or gravel". This facility is plotted at a lower elevation than the project site, thus it is reasonable to conclude that petroleum contamination originated from this facility would not impact the project site. This facility does not represent an environmental concern to the project site and is located beyond the commonly accepted critical distances to warrant concern for vapor intrusion. During the off-site reconnaissance this location was observed to operate as an Exxon Tiger Stop gas station and c-store. The facility operates under UST Permit #18215. The SCDHEC UST Registry confirms two tanks which were installed in 1998 are registered at this facility and no petroleum releases are associated with this permit number.
- State Aboveground Storage Tank: One facility identified as Suburban Propane LP-Ridgeland (77 Hazzard Creek Village) was referenced on this database within the search distance of one-half mile. The facility was plotted approximately 233 east of the project site. No releases or documented violations are associated with this facility.

None of the off-site facilities represent an environmental concern to the project site based on intervening distance and land use, reported regulatory information, and/or area topography/presumed gradient. Additional details regarding the regulatory database search are provided in Section 4 of this report.

Surrounding Land Use: Properties surrounding the project site to the north and west consists of additional wooded land, portions of which are associated with an approximate 5,900-acre tract of land known as Chelsea Plantation. A reservoir operated by Beaufort-Jasper Water & Sewer Authority borders the project site to the southwest with a water canal and authorized vehicle access path bordering the southern portion of the project site. Limited mixed use commercial and residential development is located further south along N. Okatie Highway and to the east across Snake Road. Additional details describing surrounding land use are provided in Section 7 of this report.

Conclusions & Recommendations: This assessment has revealed the following conclusions:

- On-Site Conclusions: This assessment has revealed no evidence of recognized environmental conditions (RECs) originating from past or present on-site operations/observations. **Further environmental assessment with respect to Phase I scope considerations is not recommended at this time.** One environmental finding was identified during the course of this assessment which

may impact the planning/management of future property development. The environmental finding is summarized below:

- **(Finding - BER)** The project historically served as a combination of limited agricultural land and managed timberland. These practices potentially included the application of herbicide/insecticide products. Historical application of these products might be considered a business environmental risk (BER) to subsequent buyers/developers if the proposed land use includes single-family residential development, schools, and/or daycare centers because there is a low potential that residual levels of insecticide products could be present in soils. ***(Reference Section 6.1)***
- **Off-Site Conclusions:** This assessment has revealed no evidence of RECs originating from off-site sources. **Further environmental assessment with respect to Phase I scope considerations is not recommended at this time.**

Section 02 INTRODUCTION

JPEG was retained by Mungo Homes to conduct a Phase I Environmental Site Assessment (ESA) for the subject property as documentation required for a potential real estate/financial transaction. The Phase I ESA was performed using procedures specified by the American Society for Testing and Materials (ASTM) Standard E 1527-13 and by Standards and Practices for All Appropriate Inquiries (AAI). Final Rule published in 40 CFR Part 312. In addition to satisfying potential lending requirements, completion of the Phase I ESA report is also intended to assist the client in qualifying for one of several CERCLA liability protection clauses by making "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined by 42 U.S.C § 9601 (35). The primary CERCLA liability protections are termed a) the bona fide prospective purchaser exception, b) the contiguous property exception, and/or c) the innocent landowner defense.

2.1 Background

The project site includes approximately 291 acres of wooded land located along Snake Road in Ridgeland, Jasper County, South Carolina. This assessment was performed as outlined in JPEG's proposal #2821-21 and dated October 7, 2021.

2.2 Procedures

The purpose of our services was to identify recognized environmental conditions and obvious potential recognized environmental conditions in connection with the property, based on readily available information and site observations. ASTM E 1527-13 defines a "recognized environmental condition" as "*the presence or likely presence of any hazardous substances or petroleum products in on or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment*". The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Similarly, the objective of an environmental investigation under the AAI Rule is to "*identify conditions indicative of releases and threatened releases of hazardous substances on, at, in, or to the subject property*". The following services were provided for the assessment:

- A qualitative hydrogeologic evaluation of the site and vicinity using both published topographic and geologic maps and area observations to characterize the area drainage.
- A review of selected available documents, maps, aerial photographs, and interviews with knowledgeable persons to evaluate present and past land uses.
- A review of selected environmental lists published by federal agencies, state agencies, recognized tribal groups, and/or local organizations to determine if the site or nearby properties are regulated by state or federal environmental regulatory agencies.

- A site reconnaissance for the purpose of identifying obvious indications of present or past activities/land uses of potential environmental concern.
- Visual observations of adjacent properties to evaluate operations, land uses, or other conditions of potential environmental concern.
- Preparation of this report that presents our findings and conclusions.

2.3 Qualifications

The assessment was designed to provide an objective, independent, and professional opinion of the potential environmental risks, if any, associated with the project site. The report and associated inquiry procedures meet the objectives and performance factors of the Standards and Practices for All Appropriate Inquiries (AAI), Final Rule published in 40 CFR Part 312. The findings and opinions presented are relative to the dates of our site work and should not be relied on to represent conditions at substantially later dates. If additional information becomes available which might impact our environmental conclusions, we request the opportunity to review the information, reassess the potential concerns, and modify our opinions, if warranted. Although this assessment has attempted to identify the potential for environmental impacts to the subject property, potential sources of contamination may have escaped detection due to: (1) the limited scope of this assessment, (2) the inaccuracy of public records, (3) the presence of undetected or unreported environmental incidents, (4) inaccessible areas, and/or (5) deliberate concealment of detrimental information. It was not the purpose of this study to determine the actual presence, degree, or extent of contamination, if any, at the site. This could require additional exploratory work, including environmental sampling and laboratory analysis.

Section 03 SITE SETTING

Understanding of a site's physical setting is important to the recognition of environmental impacts to the property:

3.1 General Site Description

The project site includes approximately 291.703 acres of wooded land located along Snake Road in Ridgeland, South Carolina (Figure 1, Appendix A). The project site comprises a portion of a larger parent parcel of land (i.e., 442.26 acres) defined by Jasper County tax map number 081-00-02-008. The project site is accessible from the north via an unimproved access road which originates from Snake Road and traverses the central portion of the property. The majority of the project site serves as managed timberland, portions of which were thinned during 2021. Significant acreage on the west and southwest portions of the project site are inundated and indicative of swampland. No permanent building improvements are currently located on the project site. Representative photographs of the property grounds are provided in Appendix B (see Photographs 1 to 7). Properties surrounding the project site to the north and west consists of additional wooded land, portions of which are associated with an approximate 5,900-acre tract of land known as Chelsea Plantation. A reservoir operated by Beaufort-Jasper Water & Sewer Authority borders the project site to the southwest with a water canal and authorized vehicle access path bordering the southern portion of the project site. Limited mixed use commercial and residential development is located further south along N. Okatie Highway and to the east across Snake Road.

3.2 Hydrogeology

A consideration of surface and subsurface drainage and geology are of interest since they provide an indication of the direction that contamination, if present on or off the site, could be transported. It was not the purpose of this study to evaluate the geotechnical conditions of the site or to assess engineering/geological concerns such as foundation conditions, faulting, or subsidence. JPEG reviewed the following information with regards to the development of the presumed local and regional geology and hydrogeology of the site and surrounding area:

- United States Geological Survey (USGS) Topographic Map, 7.5-minute series, Jasper, South Carolina Quadrangle, dated 1958, (Figure 2, Appendix A);
- USGS Topographic Map, 7.5-minute series, Spring Island, South Carolina Quadrangle, dated 1958, (Figure 2, Appendix A);
- Geologic Map of South Carolina Coastal Plain, dated 1983, University of South Carolina, Department of Geology;
- Groundwater Atlas of the United States, Hydrologic Investigations Atlas 730-G, Segment 6, Alabama, Florida, Georgia, and South Carolina, dated 1990, published by the USGS;

- United States Department of Agriculture (USDA) Web Soil Survey for Jasper County, South Carolina.

3.3 Geologic Setting and Soil Survey Data

The site is approximately situated in the Atlantic Coastal Plain Physiographic Province. The Atlantic Coastal Plain Physiographic Province generally extends seaward from the Fall Line, where it lies in contact with the Piedmont physiographic province, to the Atlantic Ocean. Sands, silts, and clays of recent geologic age immediately underlie the site. Surface soils are underlain at depth by much older marine sediments consisting of the Cooper Formation, a relatively impervious marine silt or marl. Extensive deposits of very weakly consolidated silts and clays, often of great depth, border rivers and harbors along the coast.

The USDA on-line Web Soil Survey of Jasper County, South Carolina classifies the majority of site soils as Coosaw loamy fine sand (Cs) and Tomotley loamy fine sand (To).

3.4 Surface Drainage

Surface drainage patterns within the Atlantic Coastal Plain typically mimic the surface topography and indicate the direction contaminants would be transported by surface water or ground water. Based on a review of the USGS topographic maps for Jasper, South Carolina and Spring Island, South Carolina (refer to Figure 2), and our site reconnaissance, surface drainage on the site presumably flows east toward tributaries and marshland associated with Hazzard Creek. The average topographic elevation at the project site as estimated from the area topographic map is approximately 17 feet above mean sea level (MSL.)

3.6 Groundwater

In the Atlantic Coastal Plain Physiographic Province, ground water in the shallow aquifer generally occurs under water table conditions and is stored in the overlying mantle of alluvial and fluvial soils. Recharge to the water table is primarily by precipitation infiltrating the upper soils and percolating downward, under the influence of gravity, to the ground-water table. Typically, the water table is not a level surface, but a subdued reflection of the land surface. Also, the depth to the water table is variable, being dependent on many factors that include: the amount of rainfall, the permeability of the in-place soils, tidal fluctuations, and the amount of the ground water being pumped in the area.

Ground water generally flows in directions subparallel to the ground surface slopes and under the influence of gravity towards points of discharge such as creeks, swamps, drainage swales, or pumped ground water wells. Based on our review of the area topographic map and our site reconnaissance, we interpret the predominant ground-water flow direction on the site to be generally east towards the Hazzard Creek. JPEG acknowledges that exact directions of groundwater flow are likely to vary across a property of this size. However, for the purposes of this report, areas to the general west are considered potentially up-gradient, areas to the general east are considered down-gradient, and areas to the general north and south are considered cross-gradient relative to the project site. The direction and rate of ground-water flow cannot be accurately determined without on-site measurements, a task which is beyond the scope of this assessment.

Section 04 REGULATORY DATABASE SUMMARY

A query of Federal and State environmental databases was provided by EnviroSite Corporation. The databases reviewed and minimum search distances applied are consistent with those required by the current ASTM Standard. This regulatory records search is based on information published by Federal and State regulatory agencies and is used to evaluate if the site or nearby properties are listed as having a past or present record of actual or potential environmental impact. Please note that regulatory listings include only those sites, which are known to the regulatory agencies at the time of publication to be 1) contaminated, 2) in the process of evaluation for potential contamination, or 3) regulated.

The EnviroSite radius search dated November 3, 2021, identified four (4) facilities located within the applicable search radii on the environmental databases reviewed for this assessment. The complete database search report and radius search maps are provided in Appendix C. The sections below summarize the database results for Federal, State and Tribal/Indian databases, respectively.

4.1 Federal Databases

The table below summarizes the Federal databases reviewed for this assessment:

REGULATORY LIST	NUMBER IDENTIFIED	DATE PUBLISHED	SEARCH DISTANCE
NPL	0	August 2021	One mile
DELISTED NPL	0	August 2021	One-half mile
SEMS	0	August 2021	One-half mile
SEMS Archive	0	August 2021	One-half mile
RCRIS CORRACTS	0	October 2021	One mile
RCRIS GENERATORS	0	October 2021	Site and adjacent
RCRIS NON-COR TSD	0	October 2021	One-half mile
ERNS	0	July 2021	Site only
EC/IC REGISTRIES	0	September 2021	Site only

No facilities were identified on Federal environmental databases reviewed for this assessment.

4.2 State Databases

The table below summarizes the State databases reviewed for this assessment:

REGULATORY LIST	NUMBER IDENTIFIED	DATE PUBLISHED	SEARCH DISTANCE
SHWS (Active & Inactive)	0	June 2018	One mile
LANDFILL/Solid Waste	0	September 2021	One-half mile
LUST (Underground)	3	July 2021	One-half mile
UST (Registered)	0	July 2021	Site and adjacent
LAST (Aboveground)	1	July 2021	One-half mile

REGULATORY LIST	NUMBER IDENTIFIED	DATE PUBLISHED	SEARCH DISTANCE
Drycleaners (DCRTF)	0	January 2018	One-half mile
AULs (Land Use Controls)	0	August 2021	Site only
BROWNFIELDS/VCP	0	August 2021	One-half mile

Four (4) facilities were identified on the State environmental databases reviewed for this assessment. The facilities are summarized below by database:

- **State Leaking Underground Storage Tank (LUST):** Three, off-site, facilities were referenced on this database within the search radius of one-half mile. The facilities were plotted generally east and at lower elevations than the project site at distance ranging from approximately 730 feet to 883 feet. Release notifications were submitted to SCDHEC (i.e., “reported”) for the two closest facilities identified as Ruth P. Fields Health Center (721 Okatie Road) and Beaufort Jasper Water & Sewer Authority (6 Snake Road). The releases were reported following tank removal activities; however, these releases were never confirmed by State regulators. This circumstance indicates the reported concentrations did not exceed the SCDHEC Risk Based Screening Levels (RBSLs), thus a reportable release did not occur and therefore the release was not “confirmed”. Details are provided below for the single LUST facility which remains under assessment:
 - Callawassie General Store (1 Callawassie Drive) was plotted approximately 883 feet east of the project site. The facility is defined by UST Permit #10139. A petroleum release was reported and confirmed at this facility in March 1997. The facility was confirmed to fall under the jurisdiction of the SUPERB program; thus a responsible party has been identified and the facility is eligible to receive funding for future site rehabilitation activities. The facility classification under SUPERB is 3BF. Based upon SCDHEC’s RBCA Site Priority Classification System, this SCDHEC lower priority ranking (i.e., 3BF) suggests “groundwater is encountered less than 15 feet below grade and the site geology is predominantly sand or gravel”. This facility is plotted at a lower elevation than the project site, thus it is reasonable to conclude that petroleum contamination originated from this facility would not impact the project site. This facility does not represent an environmental concern to the project site and is located beyond the commonly accepted critical distances to warrant concern for vapor intrusion. During the off-site reconnaissance this location was observed to operate as an Exxon Tiger Stop gas station and c-store. The facility operates under UST Permit #18215. The SCDHEC UST Registry confirms two tanks which were installed in 1998 are registered at this facility and no petroleum releases are associated with this permit number
- **State Aboveground Storage Tank:** One facility identified as Suburban Propane LP-Ridgeland (77 Hazzard Creek Village) was referenced on this database within the search distance of one-half mile. The facility was plotted approximately 233 east of the project site. No releases or documented violations are associated with this facility.

None of the off-site facilities represent an environmental concern to the project site based on intervening distance and land use, reported regulatory information, and/or area topography/presumed gradient.

4.3 Tribal/Indian Databases

The table below summarizes the Tribal/Indian databases reviewed for this assessment:

REGULATORY LIST	NUMBER IDENTIFIED	DATE PUBLISHED	SEARCH DISTANCE
Indian Reservations	0	February 2017	One mile
Indian LUST Region 4	0	August 2021	One-half mile

No facilities were identified on Tribal/Indian environmental databases reviewed for this assessment.

4.4 Orphan Sites

Orphan sites (also termed "unlocated or unmappable" sites) represent facilities which are not plotted on the radius search maps due to insufficient information regarding the facility location (i.e., no street address). No orphan sites were referenced in the Envirosearch database report.

Section 05 CURRENT SITE INFORMATION (Site Reconnaissance)

JPEG performed a site and vicinity reconnaissance, conducted interviews, and reviewed readily available records in order to evaluate the current use of the site and identify activities of potential environmental concern. JPEG personnel conducted site and area visits on November 3, 2021. The site reconnaissance consisted of a walk-through of the property grounds and periphery property boundaries. The area reconnaissance was a driving tour conducted on public access routes. Representative site photographs are provided in Appendix B. The following conditions were specifically assessed during the site reconnaissance:

5.1 Date of Construction

Not Applicable.

5.2 Description of Tenant Operations

Not Applicable.

5.3 Storage Tanks

Underground Storage Tanks (USTs): No visible indications of existing or former USTs were observed on the subject property. The current property owner stated no USTs are currently used at the property and to the best of his knowledge, there are no records to suggest USTs have historically been used at the project site.

Aboveground Storage Tanks (ASTs): No visible indications of existing or former ASTs were observed on the subject property. The current property owner stated no ASTs are currently used at the property and to the best of his knowledge, there are no records to suggest ASTs have historically been used at the project site.

5.4 Hazardous and/or Petroleum Product Containers

Bulk quantities of hazardous and/or petroleum products were not observed to be used, stored, abandoned, or discarded on the project site.

5.5 Heating and Cooling

Property is undeveloped; no electrical heating/cooling equipment was observed at the project site.

5.6 Solid Waste

Minimal quantities of abandoned/discarded solid waste debris were observed at the property (Photographs 8 to 10, Appendix B). Materials observed included, but were not limited to the following:

- Several sections of corrugated metal pipe were observed on the southern portion of the property adjacent to the termination point of the central access road;
- Two automobile tires were observed along the northern property boundary adjacent to Snake Road, one near the northwest corner and one adjacent to the property's entry drive.

- A golf cart windshield was observed on the northwest property boundary slightly beyond the Snake Road right-of-way;

In summary, no pooled liquids, stained soils, stressed vegetation, chemical odors, bulk chemical containers, or other evidence of potentially hazardous materials were observed in the vicinity of the solid waste materials. The observed solid waste materials do not represent a recognized environmental condition to the project site. It is JPEG's opinion that the majority of observed materials may be disposed of or salvaged without specialized sampling and handling requirements. One exception includes the vehicle tires. Although the tires are not considered a hazardous waste, proper disposal of tires are commonly subject to restrictions, procedures, and added disposal fees.

5.7 Sewage Disposal/Septic Tanks

The project site is undeveloped and not presently connected to a public sewer system. Municipal sewer service is available to commercially developed properties located near the project site.

5.8 Water Supply/Water Wells

The project site is undeveloped and not presently connected to a public water system. Municipal water service is available to developed properties surrounding the project site.

5.9 Hydraulic Equipment

No hydraulic equipment was observed at the project site.

5.10 Floor Drains

No chemical drains or sumps were observed at the project site.

5.11 Electrical Transformers/PCBs

No electrical transformers were observed at the project site.

5.12 Contracted Maintenance Services

Contractor/third party maintenance services are not currently performed at the project site.

5.13 Pits, Ponds, Lagoons and/or Surface Waters

No pits, ponds, lagoons or surface water bodies indicative of industrial waste processes were observed at the project site.

5.14 Stressed Vegetation

No signs of stressed vegetation were observed during the site reconnaissance.

5.15 Odors

There were no obvious strong, pungent, or noxious odors noted during the site reconnaissance.

5.16 Other Observations/Non-Scope Services

No other observations related to environmental conditions were observed during the site reconnaissance. No additional services/non-scope considerations, as defined by ASTM E1527-13 in Section 13.1.5, were requested or performed as part of this assessment.

Section 06 HISTORICAL SITE INFORMATION

The current ASTM standard lists the mandatory physical setting sources and specifies that the historical review should be conducted using as many sources as are practically reviewable from the initial development of the subject property or back to 1940, whichever is earlier. To comply with the ASTM standard, a reasonable attempt was made to obtain historical data from physical setting and historical sources that were publicly available, obtainable within reasonable time and cost restraints, and practically reviewable as defined in the ASTM standard. JPEG personnel reviewed aerial photographs, topographic maps, tax records, and conducted interviews to gather historical information about the site and surrounding area. Information obtained from each of these sources is summarized below:

6.1 Aerial Photographs

Available aerial photographs covered the years 1951 through 2021. The project site is consistently depicted as a combination of wooded land and pasture/agricultural land in the aerial photographs review for this assessment. The western portion of the project site is consistently depicted as wooded land in aerial photographs dated 1951 through 2021. The central portion of the project site is primarily depicted as pasture/agricultural land in aerial photographs dated 1951 through 1968. The extent of pasture/agricultural land across the central portion of the property is gradually replaced by wooded land in aerial photographs dated 1972 through 2013, with thinning apparent during 2013 and 2015. The central portion of the property is depicted as wooded land in the most recent aerial photographs dated 2017 through March 2021. The eastern portion of the project site is primarily depicted as pasture/agricultural land in aerial photographs dated 1951 through 1968. The extent of pasture/agricultural land across the eastern portion of the property is gradually replaced by wooded land in aerial photographs dated 1972 through 1989. The eastern portion of the property is predominantly depicted as wooded land in aerial photographs dated 1994 through March 2021, with evidence of thinning apparent during 2013 and 2015.

The current property owner is not aware of historical agricultural or timber management practices to include potential use and application of pesticide/herbicide products to the property fields and timber stands. JPEG has no reason to suspect the historical application of herbicide/insecticide products, if any, by previous property owners was performed contrary to labeling requirements and/or specified application rates. Proper application of forestry insecticide products is not considered a "release" to the environment; therefore, potential past use of these products at the project site does not represent a recognized environmental condition (REC). Historical application of these products might be considered a business environmental risk (BER) to subsequent buyers/developers if the proposed land use includes single-family residential development, schools, and/or daycare facilities because residual levels of insecticide products could be present in soils. The current ASTM standard defines BER as *"a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice"*. Based on past project experience involving the conversion of managed timber land to residential use, it is JPEG's opinion that this circumstance represents a low to negligible risk. The project site and approximate parcel boundaries are depicted on a

2020 aerial photograph provided in Appendix A (see Figure 3). Historical aerial photographs provided by EnviroSite are provided in Appendix D.

6.2 USGS Topographic Map(s)

Historical topographic maps were reviewed on-line, and the project site was depicted on various quadrangles dated 1920 through 1978. The project site is consistently shaded green and white indicating the property was characterized by a combination of wooded land and pasture/agricultural land. Several residential-sized structures are depicted on the central and eastern portions of the project site on historical topographic maps dated 1920 and 1942. These structures were not discernible on more recent topographic maps dated between 1947 and 1978. The structures were presumably used by the plantation's farmhands, but this conclusion was not confirmed by available historic resources. No indications of environmental concerns were inferred from the area topographic map. It is noted the primary topographic quadrangle encompassing the project site is Jasper, South Carolina dated 1958 and Spring Island, South Carolina dated 1958. Historical quadrangles which depict the project site include Okatie (1920 and 1942), Savannah (1947, 1948, 1961, 1967, and 1978) and Beaufort (1978). Copies of the Okatie quadrangles are provided in Appendix E.

6.3 County Tax Records

The project site comprises a portion of Jasper County tax map number 081-00-02-008. On-line tax records indicate this parcel comprises 442.26 acres of land and has been owned by Chelsea Plantation, LLC since April 2019. Additional property owners referenced in the on-line tax records are limited to Crimson Independence New River (November 2017). No additional property owners are referenced in the on-line tax records. A copy of the online property record is provided in Appendix E. Please note this review of on-line tax records does not represent a formal title search.

6.4 City Directories

City directories were not reviewed as part of this assessment because the project site is void of development and has consistently been characterized by wooded land (i.e., no street address).

6.5 Interviews

Interviews were performed as follows:

- **Property Owner:** Interviews are commonly performed with the current property owner(s) in an effort to obtain or confirm information about property use and/or facility operations. An ownership questionnaire was completed by Mr. Royce Snider, Member with the current property ownership entity, Chelsea Plantation, LLC. Mr. Snider indicated the land was acquired approximately 2 ½ years ago and that current and historic property has largely consisted of hunting land. To the best of his knowledge Mr. Snider was not aware of (1) any pending, threatened, or past litigation relevant to hazardous substances, or petroleum products in, on, or from the subject property, (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in or on or from the subject property, or (3) any notices from any governmental entity regarding any possible violations of environmental laws or possible liability relating to hazardous substances or petroleum products. Mr. Snider indicated a

Phase I ESA was previously completed at the property and that no environmental concerns were identified. A copy of the property owner questionnaire completed by Mr. Snider is provided in Appendix E.

A telephone interview was completed with Mr. Michael Quinley, a real estate advisor for the current ownership entity. Mr. Quinley confirmed basic information about historical property use and provided timeframes with regards to the timber harvesting which on portions of the project site during early 2021.

- **Property Occupants/Tenants:** Not applicable.
- **Fire Department:** Local fire departments are contacted in order to obtain information about known hazardous chemical storage and/or hazardous materials spill incidents at the project site or in the immediate surrounding area. JPEG contacted the Jasper County Fire Department and Bluffton Township Fire District Station 32. As of the date of this report, a return response has not been received from Jasper County. However Bluffton Township Fire District confirmed their station would provide support services in the event a major incident occurred in the vicinity of the project site. To the best of the department's knowledge, no HAZMAT calls have been to the project site. Available staff have been with the fire department for over 10 tens.
- **Local Officials:** The resources reviewed for this provided consistent conclusions with regards to past and current use of the project site. No additional local officials were contacted as part of this assessment because it is highly unlikely that information provided by local officials would alter the conclusions of this report.
- **Client/Prospective Purchaser:** User information addressing the respondent's knowledge of the potential presence of environmental concerns at the project site was documented by the completion of the ASTM User Questionnaire. Responses by the prospective purchaser did not reveal any specialized knowledge of environmental concerns at the project site or provide information to suggest that the land value of the project site deviates from reasonable market values because of the presence of environmental contamination. A copy of the completed questionnaire is provided in Appendix E.

6.6 Sanborn Maps

Sanborn Fire Insurance Maps were not available for the area in which the project site is located

6.7 Previous Environmental Reports

No previous environmental reports were provided.

6.8 Environmental Lien Search

Environmental lien search documentation was not provided by the client. This documentation is commonly obtained through title work completed through lending and legal channels associated with the transaction. The client did not request JPEG to secure a lien search.

6.9 Data Gaps/Data Failure

No data gaps were encountered during this assessment. The resources reviewed for this assessment provided consistent conclusions with regards to current and historical land use for the site and adjacent properties. The oldest available historical reference includes a 1920 topographic map, which satisfies the ASTM historical records target date of 1940.

Section 07 SURROUNDING LAND USE

Nearby property usage could potentially impact the surface and subsurface conditions of a property depending on area topography and gradient. Evaluating the history of past and present uses or occupancies of surrounding properties can provide an indication of the likelihood of recognized environmental conditions. Information regarding surrounding land use is noted in the following sections (Photographs 11 and 12, Appendix B):

7.1 North

Present: Property to the north is generally considered to be topographically cross-gradient in relation to the project site. The project site is currently bordered to the general north by Snake Road, across which exists over 2,000 acres of land associated with Chelsea Plantation. The plantation property is characterized by extensive wooded land which interspersed with pasture and agricultural land.

Past: Property located north of the project site is generally depicted similar to present day condition in aerial photographs dated 1951 through 2021.

7.2 South

Present: Property to the south is generally considered to be topographically cross-gradient in relation to the project site. The southwest portion of the project site is currently bordered by an approximate 45-acre reservoir maintained by Beaufort Jasper Water & Sewer Authority (BJWSA). A connected water canal and smaller 6-acre reservoir also maintained by BJWSA borders the project site to the south and southeast. Property located further south includes a combination of wooded land and limited commercial development located along Hazzard Creek Village and N. Okatie Highway.

Past: Property located south of the project site predominantly consisted of wooded land interspersed with pasture/agricultural land sparse/rural residential development in aerial photographs dated 1951 through 1977. The existing BJWSA water canal and smaller reservoir were depicted in the 1968 aerial photograph and the larger reservoir was depicted in aerial photography dated 1977. The initial signs of commercial development along Okatie Highway were depicted in aerial photography dated 1983 and 1989, with a gradual increase in density through the 1990s and early 2000s. The extent of development located south of the project site is generally depicted similar to present day condition since 2019.

7.3 East

Present: Property to the east is generally considered to be topographically down-gradient in relation to the project site. A Dominion Energy substation borders the southeast corner of the project site. The project site is currently bordered to the general east by a Snake Road across which exists BJWSA water treatment plant and operations buildings and sparse/rural residential development located along Walnut Hill Road. Property located further east primary consists of wooded land and marsh land associated with Hazzard Creek. It is noted property located to the east and across Snake Road are located in Beaufort County.

Past: Property located east of the project is generally depicted as a combination of wooded land and limited agricultural land followed by Hazzard Creek in aerial photographs dated 1951 through 1999. One exception includes the presence of the BJWSA treatment plant beginning in 1968. The substation was initially depicted in the 1994 aerial photograph. The initial signs of rural residential development along Walnut Hill Road were depicted in aerial photography dated 1999. The extent of development located east of the project site is generally depicted similar to present day condition since 2009.

7.4 West

Present: Property to the west is generally considered to be topographically up-gradient in relation to the project site. The project site is bordered to the general west by extensive wooded land indicative of managed timberland.

Past: Property located west of the project site is generally depicted similar to present day conditions in aerial photographs dated 1951 through 2021.

Section 08 CONCLUSIONS & RECOMMENDATIONS

We have performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM E 1527-13 and 40 CFR Part 312 (AAI Rule) for approximately 291.69 acres of wooded land located along Snake Road in Ridgeland, South Carolina. This assessment has revealed the following conclusions with regards to environmental conditions:

- **On-Site Environmental Conditions:** No recognized environmental conditions associated with past or present uses of the project site were identified during the course of this assessment. One environmental finding was identified during the course of this assessment which may impact the planning/management of future property development. The project historically served as a combination of limited agricultural land and managed timberland. These practices potentially included the application of herbicide/insecticide products. Historical application of these products might be considered a business environmental risk (BER) to subsequent buyers/developers if the proposed land use includes single-family residential development, schools, and/or daycare centers because there is a low potential that residual levels of insecticide products could be present in soils. **(Reference Section 6.1).**
- **Off-Site Environmental Conditions:** The assessment revealed no evidence of RECs originating from off-site sources.
- **Historical/Previously Resolved Recognized Environmental Conditions:** No historical RECs were identified during the course of this assessment.
- **De Minimis Environmental Conditions:** No *de minimis* environmental conditions were identified during this assessment.
- **Non-ASTM Scope Findings:** Tasks associated with non-ASTM scopes of work such as asbestos, lead-based paint, radon and/or wetlands were not requested nor completed as part of this assessment.
- **Recommendations:** Further environmental assessment with respect to Phase I scope considerations is not recommended at this time.

Section 09 PROFESSIONAL STATEMENT

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10.10 of 40CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property.

We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40CFR Part 312.

Qualifications for JPEG personnel are provided in Appendix F.

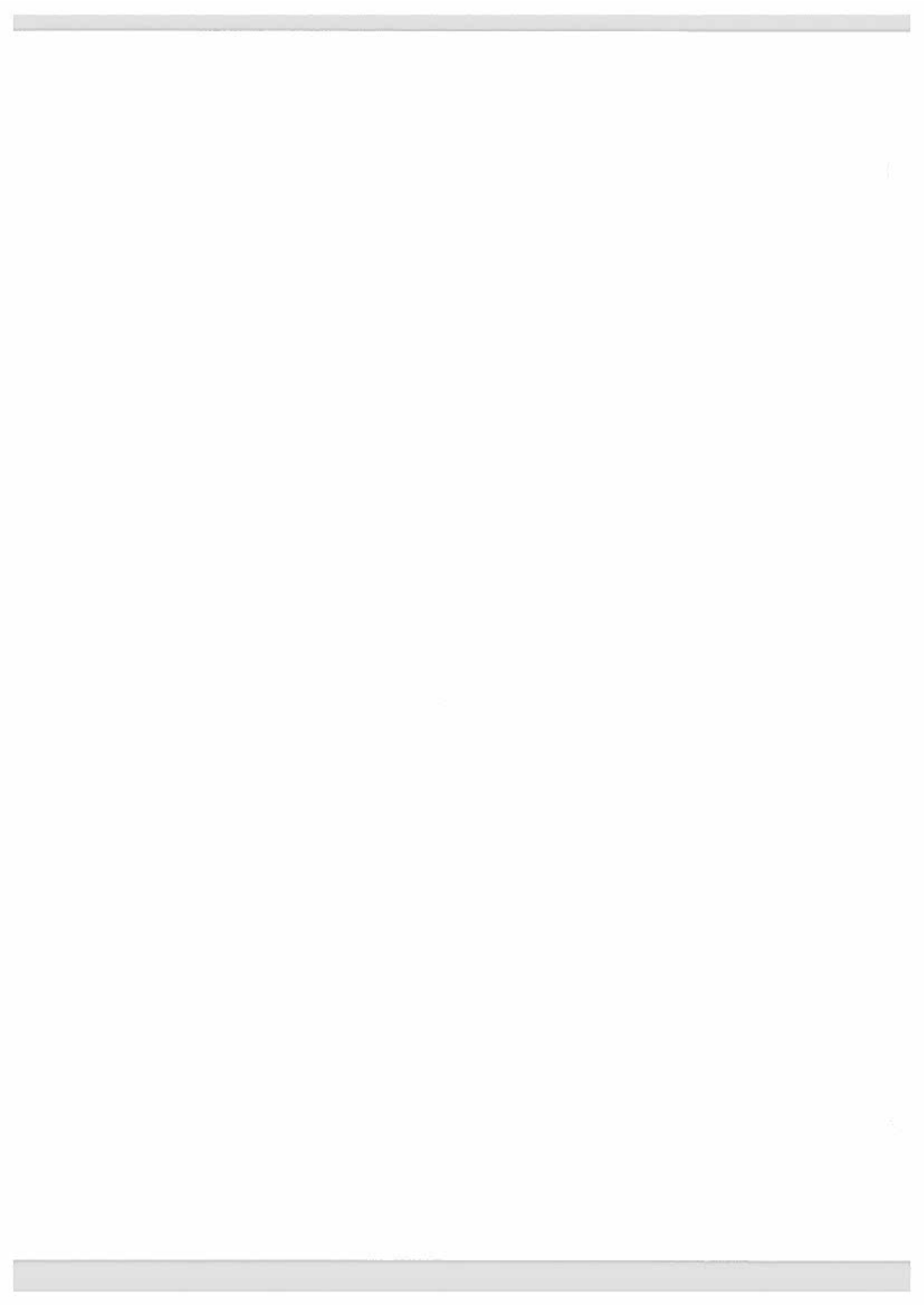
Signed:

James N. "Jay" Pease, IV REM #10923
President/Registered Environmental Manager

James N. Pease, IV

Signature: _____

Date: November 15, 2021



**APPENDIX P – THREATENED & ENDANGERED
SPECIES ASSESSMENT**





November 5, 2021

Mungo Homes
Mr. Ryan Strickland
138 Canal St., Suite 203
Pooler, GA 31322

**Re: Threatened and Endangered Species Assessment
Chelsea South Project
Jasper County, South Carolina**

Mr. Strickland:

Thank you for the opportunity to provide environmental services for the above referenced project site (also known as the "Property", "Project Site", "Site", etc.). As requested, Newkirk Environmental, Inc., has completed a current Threatened and Endangered Species Assessment (T&E) for the project site. The current T&E survey was directed by and complies with current state and federal regulations [Federal Endangered Species Act of 1973 (16 USC 1531-1543), the South Carolina Non-Game and Endangered Species Conservation Act of 1974 (58-2384), the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c) and the Migratory Bird Treaty Act (16 U.S.C. 703-712)].

If you have any questions or require additional information, please do not hesitate to call.

Respectfully,

Asher Howell
Principal, Newkirk Environmental, Inc.

Enclosure

Post Office Box 746, Mt. Pleasant, South Carolina 29465-0746 • 1887 Clements Ferry Road, Charleston, South Carolina 29492
Telephone: (843) 388-6585 • Facsimile: (843) 388-6580 • general@newkirkenv.com • www.newkirkenvironmental.com



**Threatened and Endangered
Species Evaluation
for
Chelsea South Project Site
Jasper County, South Carolina**

November 2021

Prepared For:

Mungo Homes
Mr. Ryan Strickland
138 Canal St., Suite 203
Pooler, GA 31322

Prepared By:

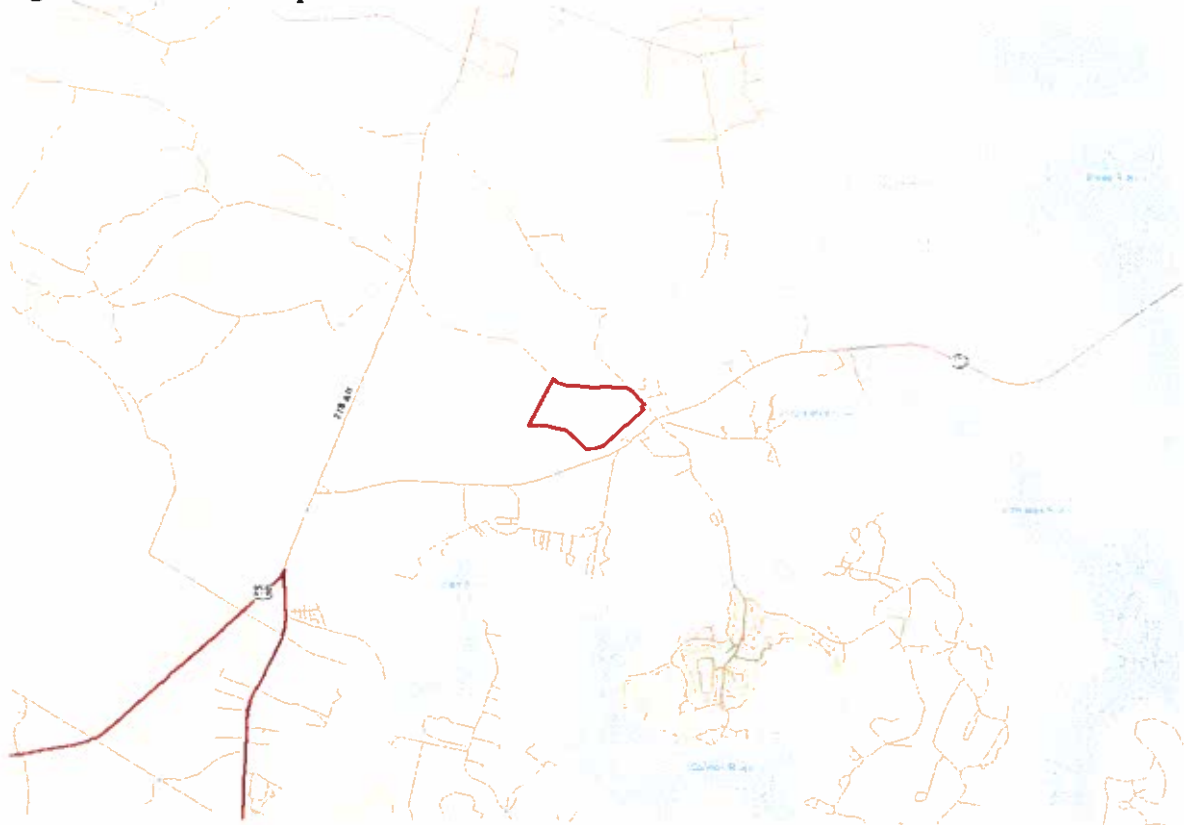
Newkirk Environmental, Inc.
73 Sea Island Parkway, Suite 23
Lady's Island, SC 29907
843/470-1031

**Threatened and Endangered Species Evaluation
Chelsea South Tract
Jasper County, South Carolina
November 2021**

1.0 INTRODUCTION:

The following report details methodology and an assessment of survey results for a threatened and endangered species evaluation completed in November of 2021 for an approximate 300-acre tract in Jasper County, South Carolina. (Figure 1). The project site is located off Snake Road near Highway 170.

Figure 1: Location Map



The threatened and endangered species evaluation was conducted to determine the occurrence of, or potential for, animal and plant species federally listed as endangered or threatened existing within the boundaries of the referenced site. Completion of this survey was directed by and complies with current state and federal regulations [Federal Endangered Species Act of 1973 (16

USC 1531-1543), the South Carolina Non-Game and Endangered Species Conservation Act of 1974 (58-2384), the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c) and the Migratory Bird Treaty Act (16 U.S.C. 703-712)].

2.0 METHODOLOGY:

On October 28, 2021, Newkirk Environmental, Inc. solicited an Official Species List for the project site from USFWS. The request was assigned consultation tracking number 04ES1000-2022-E-00165 and a response from USFWS was received the same day. A copy of the Official Species List is attached to this report as Appendix A. For ease of reference in context of the following discussion, the list is as follows:

Common Name	Scientific Name	Federal Status
Wood stork	<i>Mycteria Americana</i>	Federally Endangered
Red-Cockaded woodpecker	<i>Picoides borealis</i>	Federally Endangered
Frosted Flatwoods Salamander	<i>Ambystoma cingulatum</i>	Federally Threatened
Northern Long-eared Bat	<i>Myotis septentrionalis</i>	Federally Threatened
Canby's dropwort	<i>Oxypolis canbyi</i>	Federally Endangered
Pondberry	<i>Lindera melissifolia</i>	Federally Endangered
American chaffseed	<i>Schwalbea americana</i>	Federally Endangered
Eastern Black Rail*	<i>Laterallus jamaicensis ssp.</i>	Proposed Threatened
Piping Plover*	<i>Charadrius melodus</i>	Threatened
Green Sea Turtle*	<i>Chelonia mydas</i>	Threatened
Kemp's Ridley Sea Turtle*	<i>Lepidochelys kempii</i>	Endangered
Leatherback Sea Turtle*	<i>Dermochelys coriacea</i>	Endangered
Loggerhead Sea Turtle*	<i>Caretta Caretta</i>	Threatened
Bald eagle**	<i>Haliaeetus leucocephalus</i>	Federally Protected

* Eliminated from survey based upon broad habitat requirement.

**Protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c) and the Migratory Bird Treaty Act (16 U.S.C. 703-712).

At the time of this report, there were no recorded occurrences of any of the above species within or immediately adjacent to the subject tract. As noted by DNR and USFWS, their records are not assumed complete and should not be assumed comprehensive. Therefore, a field survey, to

identify the potential for suitable on-site habitat, was conducted on November 1, 2021 for a more thorough evaluation. During this survey, plant communities and habitats were observed and noted to determine if they matched habitat types where the listed species have the potential to occur. If potential habitat was identified at the site, all species observed were, at a minimum, identified to the genus taxonomic level.

The Eastern Black Rail, Piping Plover and the four turtles are included in the Official Species List; however, these species have been eliminated from the survey based upon broad habitat requirements. The remaining listed species were included in the evaluation.

3.0 HABITAT CLASSIFICATIONS:

The following is a description and classification of the major habitat/community types identified within the site. Also noted with the description is an assessment of suitability for the listed species. A recent aerial photograph of the site for reference in the following descriptions is included as Figure 2.

Figure 2: Site Aerial



3.1 Pine Forest

This forest community takes up a majority of the site. This area of planted pines appears to have been managed for silviculture in the past and appears to be less than twenty years old with a heavy canopy resulting in lack of diverse understory. These areas are very valuable from a silviculture perspective, however, from a biological standpoint, they are not diverse in wildlife value and are in need of perpetual management to increase diversity. This particular stand has a canopy almost exclusively loblolly pine (*Pinus taeda*). Most of the area has an open midstory due to the canopy of timber, however there are dense patches of vegetation dominated by horse sugar (*Symplocos tinctorial*) fetterbush (*Lyonia lucida*) and beauty berry (*Callicarpa americana*). The limited herbaceous community is dominated by muscadine (*Vitis rotundifolia*), trumpet creeper (*Campsis radicans*), blackberry (*Rubus betulifolius*), St. Johnswort (*Hypericum*

hypercooides), bracken fern (*Pteridium aquilinum*), and southern dewberry (*Rubus trivialis*).

It is the opinion of Newkirk Environmental, Inc. that due to the young tree age, the pine trees within this community do not likely provide suitable habitat for red cockaded woodpeckers, nor does this community provided suitable habitat for any of the other species listed on the USFWS Official Species List.

3.2 Isolated Depressional Wetlands

Isolated wetlands are located throughout the proposed residential development. The canopy in these areas is dominated by sweet gum (*Liquidambar styraciflua*), black gum (*Nyssa sylvatica*), red maple (*Acer rubrum*) and bald cypress (*Taxodium distichum*). These areas are isolated depressions with a herbaceous community of spike rush (*Juncus effusus*), sedge (*Panicum sp.*), and bulrush (*Scirpus cyperinus*). Most of the isolated wetlands on this tract had a heavy canopy layer which leads to a heavy duff, leaf layer and not the open sedge that flatwoods salamanders prefer.

This community could possibly provide foraging habitat for wood storks when flooded; however, this community is not identified as special habitat and is no different than thousands of acres of similar habitat spread throughout the Lowcountry of South Carolina and Georgia.

3.3 Isolated Herbaceous Wetland

Portions of the project site are dominated fairly thin sapling layer of sweetgum (*Liquidambar styraciflua*), red maple (*Acer rubrum*), wax myrtle (*Morella cerifera*), and inkberry (*Ilex glabra*) that is underlain by an herbaceous layer of giant cane (*Arundinaria gigantea*), greenbriars (*Smilax spp.*), several *Carex* grass species, and cinnamon fern (*Osmundastrum cinnamomeum*). At the time of the investigation, the average depth of standing water ranged from 0-2 inches.

These wetland areas possibly provide suitable breeding habitat for the Flatwoods salamander when they are inundated during the breeding months and due to the

open canopy these areas could also provide suitable habitat for Canby's dropwort and pondberry.

3.4 Bottomland Hardwood Forest

The main Riparian system transecting the property are comprised of seasonally flooded hardwood timber. Canopy species include water oak (*Quercus nigra*), swamp tupelo (*Nyssa biflora*), red maple (*Acer rubrum*), and sweetgum (*Liquidambar styraciflua*). A sparse mid-story includes saplings of the above species, wax myrtle (*Morella cerifera*) and bush palmetto (*Sabal minor*).

Buttressed tree trunks and an average water depth of 0-6 inches indicates this habitat is seasonally inundated with water although previous ditching limits the length in which the systems will hold water. Much of this system on the project site has been recently clear cut.

It is the opinion of Newkirk Environmental, Inc. that this community could possibly provide foraging and/or nesting habitat for wood storks however, none were observed during the on-site investigation. Additionally, this community is not identified as special habitat and is no different than thousands of acres of similar habitat found throughout the Lowcountry of South Carolina and Georgia.

4.0 LISTED SPECIES AND ACKNOWLEDGED HABITATS:

The following is a brief description of each listed species included in the evaluation, its recognized habitat and comments regarding survey results for that species.

- 4.1 Wood storks** are large, long-legged wading birds, about 50 inches tall, with a wingspan of 60 to 65 inches. The plumage is white except for black primaries and secondaries and a short black tail. The head and neck are largely featherless and dark gray in color. The bill is black, thick at the base, and slightly decurved. Immature birds are dingy gray and have a yellowish bill. ¹

¹ "Threatened and Endangered Species." Available at: <http://www.fws.gov/endangered> August 2012.

Wood storks utilize freshwater and estuarine wetlands for feeding, nesting and roosting. These sites are utilized for many years and are characterized by woody vegetation and primary cypress or swamp hummocks over open water.¹

Only a few nesting sites (rookeries) are known in South Carolina, none of which are within or near the site. However, because this species covers vast areas during active foraging, it may occur over a broad region. Wood storks commonly feed throughout the estuarine marshes along the coast and are frequently observed in the surrounding areas during the summer months. Estuarine marshes and impoundments tend to be preferred foraging habitat, however, this species will also use open mature forested wetlands.²

Suitable foraging, nesting and/or resting habitat for wood storks could potentially occur in some of the onsite wetlands, however these areas are not considered special habitat and would only be used intermittently throughout the year due to the fluctuating water table. It should be noted that no wood storks were observed and these areas are no different than thousands of acres that occur throughout the southeast.

- 4.2** The **Red-Cockaded woodpecker** is a small black-and-white woodpecker with longish bill. The back is black barred with white while the underside is white with black spots on the flanks. The bird's crown, nape and moustachial stripe are black, and border white cheeks and the side of the neck. The male has a small red mark on the side of its nape. Juveniles are browner with a variable extent of red on the crown.

Red-Cockaded woodpeckers require old growth pine forest for cavity excavation, foraging and nesting. The particular habitat associated with this species requires many years to develop and is fire dependant to maintain open mid-story conditions.

It is the opinion of Newkirk Environmental, Inc. that the onsite pine is very young in age and thus does not offer suitable nesting habitat for the Red-Cockaded woodpecker.

- 4.3** The **bald eagle** was delisted from the Endangered Species Act on June 28, 2007. However, the bald eagle remains protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. Both federal laws prohibit the “taking” (killing), selling, or otherwise harming eagles, their nests or their eggs. As a result, Newkirk Environmental, Inc. has included this species in this report as any federal actions will likely require coordination with the US Fish and Wildlife Service and/or DNR.

The eagle is a very large raptor with a wingspread of nearly 7 feet. This bird is normally associated with coasts, rivers and lakes with adjacent suitable nesting habitat. Comprehensive tree-by-tree surveys for eagle nests were not conducted during this survey; however, no trees were observed to be inhabited by bald eagles and the habitats on site are not considered critical habitat nor different from hundreds of thousands of acres throughout the southeastern United States.

- 4.4** **Canby’s dropwort** is a medium sized shrub found in the coastal plain of South Carolina where it occupies pond savannahs, the shallow edges of cypress/pond pine sloughs and wet pine savannahs. These sites are characterized by open conditions with savannah-like herbaceous layers and are almost always associated with a sandy loam or loam soil underlain with a clay layer. Additionally, these sites require that the groundwater regime remain stable and that the sites must be protected from adverse alterations such as ditching, dams, etc.

The white flower of this species is noted as occurring from May through August, although past surveys indicate blooming in this region occurs during late July-October.

² Murphy, Thomas M. “Wood storks.” Available at: <http://www.dnr.sc.gov/cwcs/pdf/Woodstork.pdf>. August 2012.

The project site has a very sparse shrub layer due to previous bedding and planting of pines along with harvesting up to the edge of the isolated wetlands. This species also prefers pond cypress type isolated wetlands which this site does not have. It is the opinion of Newkirk Environmental, Inc. that this site does not offer suitable wetland habitat for Canby's dropwort.

- 4.5** **Pondberry** is a small fragrant shrub found in a variety of wetland habitats throughout its range. In the Southeast Coastal Plain of South Carolina, North Carolina and Georgia, pondberry is most commonly found on the borders of isolated depressional wetlands within a longleaf (*Pinus palustris*) or planted loblolly pine (*Pinus taeda*) matrix. These depressional wetlands are typically dominated by pond cypress (*Taxodium ascendens*), swamp tupelo (*Nyssa aquatica*) or black gum (*Nyssa biflora*) communities with dense shrub layers of species such as titi (*Cyrilla racemiflora*), pondspice (*Litsea aestivalis*) Myrtle leaf holly (*Ilex myrtifolia*), American Holly (*Ilex opaca*) and fetter-bush (*Lyonia lucida*). Other canopy species found in the more disturbed representatives of these communities are loblolly pine and sweet gum (*Liquidambar styraciflua*). Common herbaceous species found within natural communities exhibiting pondberry are Virginia chain fern (*Woodwardia virginica*), savannah iris (*Iris tridentate*), and tussock sedge (*Carex striata*)³.

It is the opinion of Newkirk Environmental, Inc. that due to the forest practices right up to the wetland edge the wetlands on-site do not offer preferred habitat for pondberry and no pondberry was observed during the site visit. This species also prefers pond cypress type isolated wetlands which this site does not have.

- 4.6** **American chaffseed** is an upland herbaceous species with large purple or yellow tubular flowers. In the southeast, flowers usually occur from April until June. This species is indigenous to open, fire-maintained pine forest. Typical indicator

³ Beckley, Anne C. "A Habitat Characterization and Suitability Model for the Endangered Wetland Plant *Lindera Melissifolia* in the Southeastern Coastal Plain." Thesis. The Graduate School of the College of Charleston, 2012.

species include blackjack oak (*Quercus marilandica*) and goat's rue (*Tephrosia virginiana*) as dominates. This species thrives in sandy acidic soils that are seasonally moist.

The sites uplands are heavily manipulated by mechanical bedding and plantings and recent harvesting and are also not the preferred sandy soils with routine burning. It is the opinion of Newkirk Environmental, Inc. that this site does not provide suitable habitat for American chaffseed.

- 4.7 The Frosted Flatwoods Salamander** requires open mesic woodland of longleaf pine (*Pinus palustris*) and slash pine (*Pinus elliottii*) maintained by frequent fire. Pine flatwoods are typically flat, low-lying open woodlands that lie between the drier sandhill community up slope and wetlands down slope. Wiregrasses (*Aristida spp.*), especially *Aristida beyrichiana*, are often the dominate grasses in the herbaceous layer. Adult flatwoods salamanders move to their wetland breeding site during the rainy weather from October to December. The breeding sites are isolated pond cypress (*Taxodium ascendens*), swamp gum (*Nyssa biflora*), or slash pine dominated depressions which dry up completely on a cyclic basis. These wetland are generally shallow, relatively small and have a marsh-like appearance with sedges (*Carex spp.*) growing throughout; wiregrasses (*Aristida spp.*), panic grasses (*Panicum spp.*) and other herbaceous species concentrated in shallow water edges. A relatively open canopy is necessary to maintain the herbaceous species component which serves as cover for the flatwoods salamander larvae.

It is the opinion of Newkirk Environmental, Inc. that some of the onsite wetlands do offer suitable breeding habitat for the Frosted Flatwoods Salamander. The uplands of the project site where the salamanders spend the majority of their live are heavily manipulated due to constant mechanized land disturbance and would make the presence of this species highly unlikely. The uplands also do not utilize routine burning that with a cleared understory that is preferred by this species.

4.8 The **northern long-eared bat** is a medium-sized bat with a body length of 3 to 3.7 inches but a wingspan of 9 to 10 inches. Their fur color can be medium to dark brown on the back and tawny to pale brown on the underside. Northern long-eared bats spend winter hibernating in caves or mines.

They use areas in various sized caves or mines with constant temperatures, high humidity, and no air currents. During the summer, they roost singly or in colonies underneath bark, in cavities or in crevices of both live trees and snags (dead trees). Northern long-eared bats seem to be flexible in selecting roosts, choosing roost trees based on suitability to retain bark or provide cavities or crevices.

There are no known caves or mines within proximity of this site for wintering and the onsite trees do not provide the cavities or crevices necessary for summer roosting. The surrounding areas could offer potential foraging habitat; however, these communities are not identified as special habitat and are no different than thousands of acres of similar habitat spread throughout the Lowcountry of South Carolina. It is the opinion of Newkirk Environmental Inc. that due to the linear nature of this project adverse impacts will not occur to the populations of this species.

5.0 CONCLUSION

The onsite wetlands could potentially provide foraging, nesting and/or resting habitat for wood storks, however, no wood storks or wading birds were observed and this community is not identified as special habitat and is no different than thousands of acres of similar habitat spread throughout the Lowcountry of South Carolina and Georgia. Based upon field surveys and available data from the USFWS and SCDNR, it is the opinion of Newkirk Environmental, Inc., that this site does not provide suitable habitat for any of the other listed species.

It should be noted that because of the transitory nature of some of the listed threatened and endangered plants and animals, it is possible that threatened and endangered species populations and locations may change over time. Therefore, any potential findings at a later date should be

fully investigated. Should significant time lapse between the issuance of this report and development of the property or any other type of legal reliance, it is strongly recommended that an update of this report be completed. The definition of significant time is not absolute but would include passing of annual breeding or migratory seasons.

APPENDIX Q – LETTERS OF INTENT TO SERVE



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6 SNAKE ROAD, OKATIE, SC 29909-3937
Phone 843.987.8100 | Fax 843.548.0096
Customer Service 843.987.9200
Operations & Maintenance 843.987.8046
Engineering 843.987.8065
www.bjwsa.org

Our mission: Inspire trust and enhance public health

JOE MANTUA, PE, GENERAL MANAGER

December 15, 2021

Shelly Snyder
Ward Edwards Engineering
PO Box 381
Bluffton, SC 29910

Via email: ssnyder@wardedwards.com

Subject: Water and Sewer Intent to Serve – Snake Road and Okatie Highway, PINs 081-00 -02-008, 081-00 -03-026, 081-00 -03-028, and 081-00 -03-029.

Dear Shelly,

This letter is in response to the “Intent to Serve” request for water and sewer for the above referenced parcel(s). BJWSA is the designated water and sewer service provider for Beaufort and Jasper Counties, and our organization has the capability to operate and maintain the water and sewer systems required to serve the proposed development.

Water is available from BJWSA’s 30” water main on Okatie Highway. Gravity sewer is not available; however, there is an 8” force main wastewater line located within the Okatie Highway right of way, which is available for connection with a pump station. Please be advised, depending on the amount of water and sewer capacity required to serve the development, the developer may be responsible for offsite improvements or upgrades to BJWSA’s existing system.

If or when you wish to proceed with this development, design drawings and calculations must be submitted to BJWSA’s Engineering Department for review and approval. Upon approval, capacity and project fees will be determined based on the information provided. These fees must be paid in full before a capacity commitment can be issued or a pre-construction meeting may be held. If construction on the proposed water and sewer systems has not started within twelve (12) months from the date of this letter this availability will be invalid.

Sincerely,

James Clardy
Development Projects Manager

JBC/mya

JAMES E. BAKER, JR.
CHAIR

GREGORY A. PADGETT
VICE CHAIR

DONNA L. ALTMAN
SECRETARY/TREASURER

MICHAEL L. BELL
IMMEDIATE PAST CHAIR

LORRAINE W. BOND
R. THAYER RIVERS, JR.

BRANDY M. GRAY
GERALD H. SCHULZE

ANDERSON M. KINGHORN, JR.
WILLIAM SINGLETON, ED.

J. ROBERT McFEE, PE



Shelly Snyder <ssnyder@wardedwards.com>

Chelsea Park - Letter of Intent to Serve

1 message

Shelly Snyder <ssnyder@wardedwards.com>
To: cgraves@jaspercountysc.gov

Wed, Nov 24, 2021 at 12:37 PM

Good afternoon Chief Graves,

We are in the initial stages of the Chelsea Park project that will be located along Snake Road in Jasper County. As part of the PDD amendment application, we are looking for a letter stating you are willing and able to provide fire and EMS services for the development. Site plans are not available yet, but I am attaching a vicinity map and a land plan for your reference.

Can you provide me with a letter of intent to serve using these documents? If you need anything further or if there is someone else I need to contact, please let me know.

Thank you in advance for your assistance! Happy Thanksgiving!

Kind regards,

Shelly Snyder

Project Administrator

Ward Edwards Engineering

Office 843.837.5250

Cell 843.384.5007

Fax 843.837.2558

PO Box 381, Bluffton, SC 29910

www.WardEdwards.com



2 attachments

190284A-Appendix A-VicMap.pdf
647K

CHELSEA SOUTH CONCEPTUAL MASTER PLAN 11-15-21 transpar.pdf
2016K



Natural Gas Letter of Availability

11/23/2021

Chelsea Park
Snake Rd.
Ridgeland, SC 29936

I am pleased to inform you that Dominion Energy South Carolina will be able to provide natural gas service to the above referenced. Natural gas service can be provided in accordance with Dominion Energy's General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures. In order to begin the design process for the project, the following information will need to be provided:

1. Site Plan / Cad File / PDF
2. Natural Gas load breakdown by anticipated appliance type with desired metering locations.
3. Estimated wanted by date for gas line installation

Thank you in advance for this information and I look forward to working with your company.

For more information or questions, don't hesitate to contact me.

Sincerely,

Jake Baker

Account Manager III – Natural Gas
Dominion Energy South Carolina

81 May River Rd. Bluffton, SC 29910
P (843) 576-8911 • M (843) 412-5178
jake.baker@dominionenergy.com



November 30, 2021

Shelly Snyder
Ward Edward Engineering
P.O. Box 381
Bluffton, SC 29910

Dear Mr. Snyder:

Subject: Letter of Availability to provide service for: **Chelsea Park Snake Dr**

Hargray engineering services has reviewed the master plan for the above referenced project. This Letter of Availability is to report that Hargray can provide telecommunications service to the above referenced project. We request that you forward a digital copy of the plan that has been approved by the county or town for use with Micro station or AutoCAD. Our office will include the owner/developer conduit requirements on the plan and return it to your office.

By accepting this Letter of Availability, you accept the responsibility to forward the construction requirements listed on the Project Application Form to the owner/developer.

Where conduits are to be placed in commercial or subdivision areas the pipes are required to extend 5' (five feet) beyond any placed or planned curbed or sidewalk edge for facility access away from the roadside.

Should there be any changes or additions to the original master plan, this Letter of Availability will only cover areas shown on the original master plan. All changes or additions will require another Letter of Availability. All costs incurred by Hargray resulting from any requested change or failure to comply with minimum requirements shall be borne by the Developer.

Commercial projects require a pre-construction meeting with Hargray to review requirements. Non-recurring charges to offset construction costs may apply to certain projects. Easements are required prior to installing facilities for the project.

I am available to discuss these requirements at your convenience.

Sincerely,

Rodney Cannon

Rodney Cannon
Manager, Facilities Engineering
843-815-1697

Requirement for Letter of Intent to Provide Service

HARGRAY COMMUNICATIONS COMPANY, INC

Engineering Services Construction Application

CONTACT INFORMATION

Project Owner Name: Royce Snider/Chelsea Plantation, LLC	Phone No.: 404-372-3167
Address: c/o The Quinley Group, 1370 Denmark Dr, SW	City, State, Zip Lilburn, GA 30047
Developer Name: TBD - probably multiple	Phone No.:
Address:	City, State, Zip
Project Manager Name: Willy Powell, PE	Phone No.: 843-384-2944
Address: PO Box 381	City, State, Zip Bluffton, SC 29910

PROJECT INFORMATION

Project Name/Location Snake Rd., Jasper County TMI#081-00-02-008	Lots approx 320 single fam; 80 TH. and 240 apt
Proposed Start and Finish Dates TBD	Condominium Units
No. of Phases	Commercial Sq. Ft.
Units Per Phase	
Comments:	

REQUIREMENTS INFORMATION

APPLICATION REQUIREMENTS

PROJECT REQUIREMENTS

**Engineering note: Check boxes that apply to applicant.

These must be in place before service can be provided.

Hargray Communications Company Inc must have copies of the following items before we can furnish a "Letter of Intent" and schedule your project.

- One copy of development or site plans indicating property and/or lot lines, proposed buildings, roads, parking, water, sewer and drainage layout.
- Digital copy of county/town approved plan.

- * Commercial Buildings-Apartments-Villas - Hotels
Minimum 4 inch diameter conduit Sch. 40 PVC with pull string buried at 24 to 30 inch depth, from the equipment room or power meter location to a point designated by Hargray at the road right-of-way or property line. **Conduits are required from each building site & multiple conduits may apply.**
- * Commercial buildings with multiple "units" may require conduit(s) minimum 3/4" from main equipment entry point to termination point inside unit. Plenum type ceilings require conduits or flame retardant Teflon wiring to comply with code.
- A dedicated 110-volt, 20 amp circuit with a four way outlet to power external equipment for the site. For Commercial Application.
- Equipment rooms to have 3/4 inch 4'X8' sheet of plywood mounted on wall to receive telephone equipment.**
- A power ground accessible at equipment room or an insulated #6 from the service panel or power MGN to the backboard.**
- Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for Telephone and Data (industry standard).
- CATV inside wiring will be RG6 foil wrapped 66% braid minimum, home run to each outlet.**
- All interior wiring should be pulled to the area immediately adjacent to the plywood backboard or power meter location. A minimum of 5' of slack is required for terminations.
- A 120 AC 15 A dedicated power outlet is to be located in the service yard to supply AC power to the ONU. Power to the ONU will be provided through a Pull Out Disconnected Switch, manufactured by Square D Company, or equivalent. The Horsepower Rating for the disconnect switch is 240VAC max, 60A, not fusible.
- Easements are required.

* Commercial projects require pre-construction meeting with Telco/CATV Company to review requirements.

I understand and agree to provide or meet the application and project requirements as stated above and to inform the contractor/builder of these requirements. I understand that if the project design changes or the proposed start date is delayed by nine (9) months or more, that I must submit a new application. All costs incurred by TELCO resulting from any requested change or failure to comply with minimum requirements, shall be borne by the Developer. Aid in or Aid to Construction may apply to certain projects.

Applicant/Representative	Date	Engineering Services Representative	Date
		<i>Rodney Cannon</i>	11/30/21

Hargray Engineering Services; P.O. Box 3380, Bluffton, SC 29910; Bluffton (843) 815-1676, FAX 815-6201

After recording return to:

Hargray Communication Group, Inc.
Attn: Legal Department
856 William Hilton Parkway, Bldg. C.
P.O. Box 5986
Hilton Head Island, SC 29938

STATE OF SOUTH CAROLINA)
)
COUNTY OF _____)

**NON-EXCLUSIVE TELECOMMUNICATIONS AND VIDEO AND/OR
BROADBAND FACILITIES EASEMENT AND INDEFEASIBLE RIGHT TO USE**

**THIS NON-EXCLUSIVE TELECOMMUNICATIONS AND VIDEO AND/OR
BROADBAND FACILITIES EASEMENT AND INDEFEASIBLE RIGHT OF USE**
("Easement") given this ____ day of _____, 2021, by
_____(“Grantor”), to Hargray
Communications Group, Inc., a South Carolina Corporation (hereinafter referred to as
“Grantee”).

WITNESSETH:

That in consideration of the sum of One Dollar (\$1.00) received from Grantee, Grantor does hereby grant a Non-Exclusive Telecommunications and Video and/or Broadband Facilities Easement and Indefeasible Right of Use to Grantee in, across, through, under and over that certain real property (including the buildings and other structures thereon) (“Property”) hereinafter more fully described on Exhibit “A” attached hereto, which easement shall include, without limitation, an indefeasible right to use any current or future conduit system owned, controlled or authorized by Grantor for purposes of serving the Property with communications or other utility services (the “Conduit System”).

Grantor hereby grants and conveys to Grantee, its successors and assigns, the perpetual right, privilege and authority, from time to time, to enter upon, construct, extend, inspect, operate, replace, relocate, repair and perpetually maintain over, under and through the Property, including, but not limited to, over and under and through any and all streets, alleys, roads and/or other public ways or areas of the said Property now existing or hereafter laid out, telecommunications and cablevision systems (“Systems”), including cables, wires, poles, pedestals, and other usual fixtures and appurtenances as may from time to time be or become convenient or necessary for the provision of telecommunications and video and/or broadband services to the homes and other structures located within the Property, together with the indefeasible right to use the Conduit System, and right of ingress and egress, and access to and from such easement, across and upon the Property, as may be necessary or convenient for the purposes connected therewith. The easement herein granted is an easement in-gross in favor of Hargray Communications Group, Inc., its affiliates, successors and assigns.

Grantee agrees to maintain all Systems, including cables, wires, poles, pedestals and other usual fixtures and appurtenances in good condition, and Grantee shall repair and restore any damage to Grantor's real or personal property, restore all paving resulting from Grantee's construction, installation and/or maintenance of the Systems, or any use or presence surrounding the Property.

Grantor reserves the right to grant other easements or rights-of-ways upon, over across, through or under the easement property for utility, access or other purposes which do not unreasonably interfere with Grantee's easement hereunder. Grantor further reserves the right to construct any manner of things, including, but not limited to, roads, landscaping and signage or other items upon, over, across, through and under the Grantee's Systems, which do not unreasonably interfere with Grantee's easement hereunder.

Grantor further grants and conveys to Grantee the right, from time to time, to trim trees and underbrush that create obstructions to the non-exclusive utilization of the easement by Grantee; provided, however, any damage to the Property of Grantor caused by Grantee in maintaining or repairing said lines shall be borne by Grantee; provided, further, however, the Grantor shall have the right to request relocation of any underground facility from time to time at Grantor's expense; provided that such relocation continues to afford Grantee the use of Conduit System(s) on the Property.

It is specifically agreed that all Systems Facilities shall be located underground, with the exception of those pedestals and other fixtures that are necessary and are designed for above-ground location.

NOW THEREFORE, Grantor hereby warrants and represents that it is the fee simple owner of the Property and has the right and authority to make this Grant of easement. Grantor further covenants, that Hargray Communications Group, Inc., and its affiliates, success and assigns, subject to the terms and conditions of this instrument, shall peaceably and quietly enjoy the use of the easement herein granted in perpetuity without hindrance, objection or molestation.

The words "Grantor" and "Grantee" shall include their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, Grantor has caused this Easement to be duly executed the day and year first above written.

WITNESSES:

GRANTOR: _____

First Witness

By: _____

Its: _____

Second Witness/Notary Public

STATE OF SOUTH CAROLINA)
)
COUNTY OF _____)

PROBATE

PERSONALLY appeared before me the undersigned witness, and made that s/he saw the _____ within _____ named _____, by _____, its _____, sign and seal and deliver the within written instrument, and that s/he with the other witness, whose signature appears above, witnessed the execution thereof.

First Witness

SWORN TO before me this _____
day of _____, 20_____

Notary Public for _____
My Commission Expires: _____

EXHIBIT "A"
Easement and Access Area

All that certain piece, parcel, or tract of land containing (fill in legal)

This being the same property, or a portion thereof, as described by Deed (fill in derivation)

(Add Tax Map number)



Letter of Power Availability

November 23, 2021

Correspondence Sent Electronically

Shelly Snyder
Ward Edwards Engineering
Bluffton, S.C.

Re: Chelsea Park

Ms. Snyder,

I am pleased to inform you that Dominion Energy will be able to provide electric service to the above referenced project. Electric service will be provided in accordance with Dominion Energy General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures. To begin engineering work for the project, the following information will need to be provided:

- 1.) Detailed utility site plan (AutoCAD format preferred) showing water, sewer, and storm drainage as well as requested service point/transformer location.
- 2.) Additional drawings that indicate wetlands boundaries, tree survey with barricade plan and buffer zones (if required), as well as any existing or additional easements will also be needed.
- 3.) Electric load breakdown by type with riser diagrams and desired metering specifications.
- 4.) Dominion Energy has specific requirements for electric service to new water and sewer pump-stations. If your project requires these facilities, please contact me for more details.

Please note that for multi-occupancy residential developments per SC Public Service Commission Regulation 103-327(A): *All service delivered to new multi-occupancy residential premises at which units of such premises are separately rented, leased or owned shall be delivered by an electric utility based on individual meter measurement for each dwelling.*

Dominion Energy construction standards and specifications are available here:

<https://www.dominionenergy.com/south-carolina/start-stop-service/new-construction>

If you have any questions, please contact me at 843-540-1315.

Sincerely,

Parks Moss

Parks Moss
Senior Key Account Manager
Dominion Energy South Carolina