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[Terracon.com](http://Terracon.com)

May 22, 2025

Ms. Jennifer Lynch  
Peaks of Rock Hill, LP  
3350 Riverwood Pkwy, Suite 800  
Atlanta, Georgia

Re: Identification of Wetlands and Waters of the United States  
Rock Hill Properties  
1028 Neal Street  
Rock Hill, York County, SC  
Terracon Project No. 71257155

Ms. Lynch:

Terracon Consultants, Inc (Terracon) is pleased to provide you with this Technical Memorandum regarding our wetland delineation, performed May 2<sup>nd</sup>, 2025, in Rock Hill, SC. This delineation was completed using methods outlined in the United States Army Corps of Engineers (USACE) Wetland Delineation Manual, Dated 1987 and the Regional Supplement to the USACE Wetland Delineation Manual: Eastern Mountain and Piedmont Region. We have included a Wetlands/Waters of the United States (WOTUS) depiction displaying the recorded location and boundary of delineated wetlands/WOTUS (Exhibit 1). This delineation identified 1 (one) potential jurisdictional tributary within the study area. Per Executive Order 1190, the provided Exhibit W of the South Carolina State Housing Finance and Development Authority only pertains to wetlands, not tributaries or other surface waters. Exhibit W has been completed to reflect that no jurisdictional or non-jurisdictional wetlands were found on site.

This delineation has not been verified by USACE. Official authority to make a determination defining applicable jurisdictional limits rests solely with the United States Environmental Protection Agency (USEPA); however, authority has been delegated to the USACE. Jurisdictional Determinations are made by the USACE, upon specific written request, on a case-by-case basis and may make use of certain information at its disposal (such as other permits and studies) that may not be readily available to the public.

Please let us know if you have questions or comments regarding our professional opinion expressed in this Technical Memorandum. Terracon appreciates the opportunity to assist you and looks forward to hearing from you.

Sincerely,  
Terracon Consultants Inc.

A handwritten signature in black ink, appearing to read 'Jeff Harbour'.

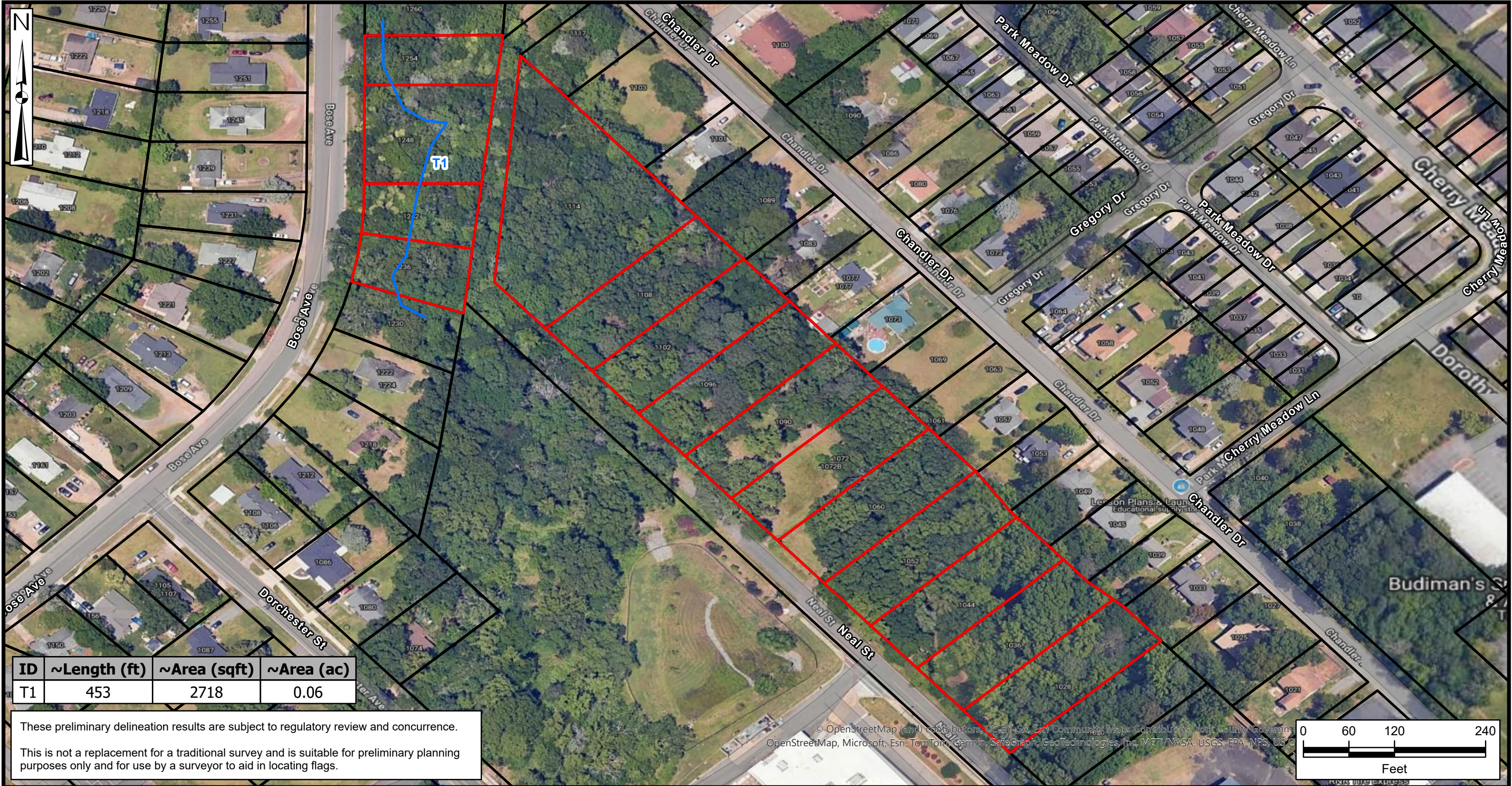
Jeff Harbour, PWS  
Senior Scientist

A handwritten signature in black ink, appearing to read 'Eric Prunchak'.

Eric Prunchak, PWS  
Senior Scientist

Enclosed – Exhibit 1 Potential Wetlands and Waters, Exhibit 2 NWI Map, Wetland Professional Credentials, Exhibit W





ID	~Length (ft)	~Area (sqft)	~Area (ac)
T1	453	2718	0.06

These preliminary delineation results are subject to regulatory review and concurrence.

This is not a replacement for a traditional survey and is suitable for preliminary planning purposes only and for use by a surveyor to aid in locating flags.

Legend

- Potential Tributaries
- Project Study Area
- York County Parcels

DATA SOURCES:  
Google Aerial  
Imagery 2025;  
Project Study Area  
based on York  
County GIS data,  
May 2025; Field data  
collected by  
Terracon, April 2025

PM:	EP
Drawn By:	JO
Checked By:	EP
Approved By:	JH

Project No.	71257155
Scale:	1 in = 120 ft
Filename:	RHProp
Date:	May 2025



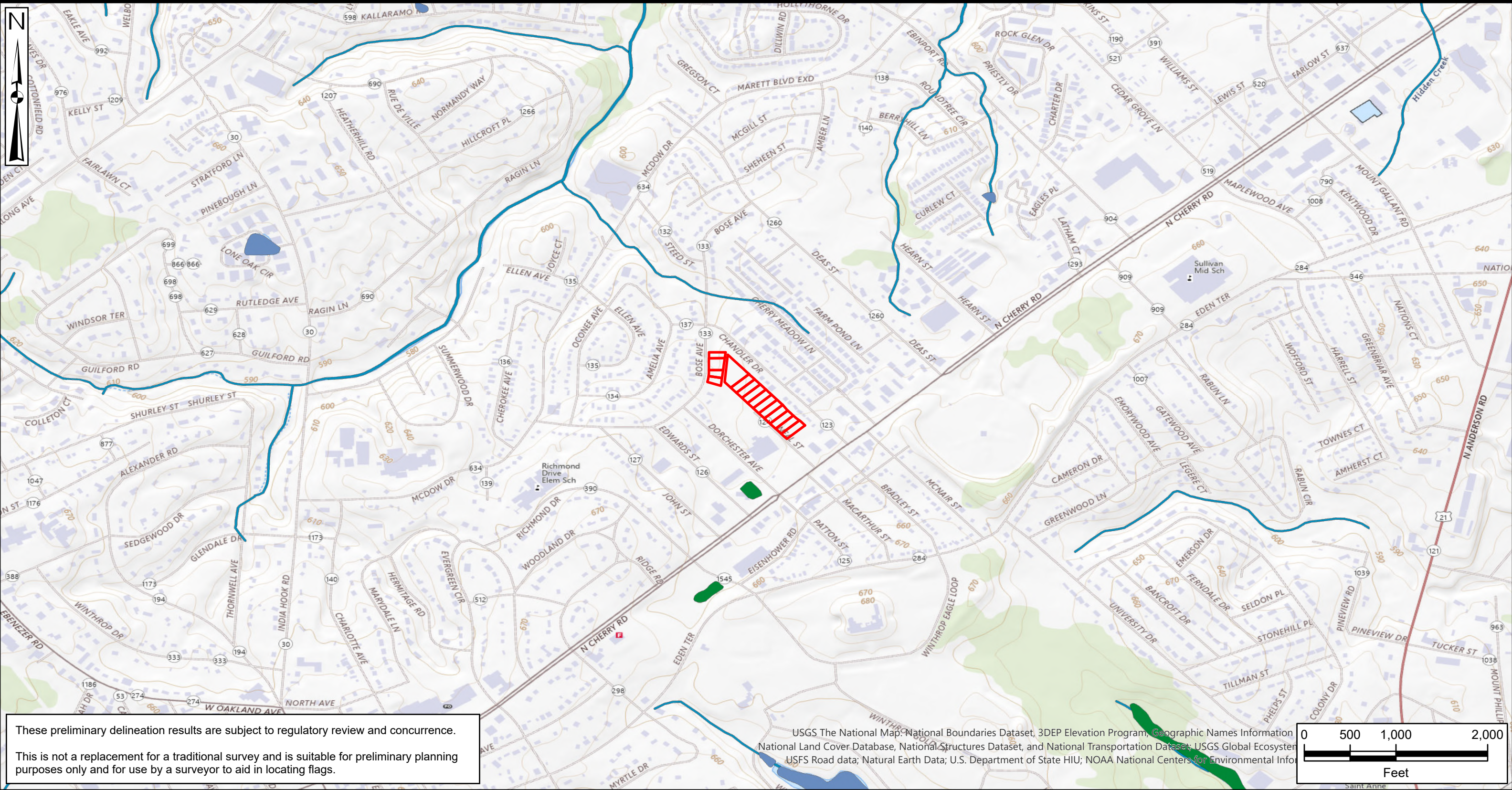
2701 Westport Road Charlotte, NC 28208  
Phone: (704) 509-1777 Fax: (704) 509-1888

Potential Wetlands and Waters

Wetland Delineation  
Rock Hill Properties  
Neal Street and Bose Avenue  
Rock Hill, York County, SC

EXHIBIT NO.
1

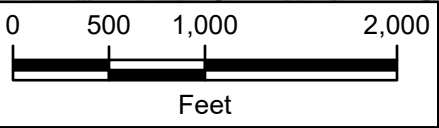




These preliminary delineation results are subject to regulatory review and concurrence.

This is not a replacement for a traditional survey and is suitable for preliminary planning purposes only and for use by a surveyor to aid in locating flags.

USGS The National Map; National Boundaries Dataset; 3DEP Elevation Program; Geographic Names Information System; National Land Cover Database; National Structures Dataset; and National Transportation Dataset; USGS Global Ecosystem Dynamics Assessment; USFS Road data; Natural Earth Data; U.S. Department of State HIU; NOAA National Centers for Environmental Information



**Legend**

- Project Study Area
- WETLANDS
  - Estuarine and Marine Deepwater
  - Estuarine and Marine Wetland
  - Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Lake
  - Other
  - Riverine

DATA SOURCES:  
USGS Topographic  
Basemap 2025;  
Project Study Area  
based on York  
County GIS data,  
May 2025; NWI  
Mapper Web Layer,  
accessed May 2025

PM: EP  
Drawn By: JO  
Checked By: EP  
Approved By: JH

Project No. 71257155  
Scale: 1 in = 1,000 ft  
Filename: RHProp  
Date: May 2025



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**National Wetland Inventory Map**

Wetland Delineation  
Rock Hill Properties  
Neal Street and Bose Avenue  
Rock Hill, York County, SC

EXHIBIT NO. 2





***Society of Wetland Scientists  
Professional Certification Program, Inc***

grants the designation

## **Professional Wetland Scientist**

For

**Eric Prunchak**

In recognition of all the professional requirements approved by the Society of Wetland Scientists Certification Program, Inc. and verified by the Society's Certification Review Panel on 5/15/2023.  
Professional Wetland Scientist number 3681. Due to recertify by 5/15/2028.



Rob McInnes, PWS  
President

Robert D. Shannon, Ph.D., PWS  
Review Panel Chair

## EXHIBIT W

### Identification of Wetlands

Company: Peaks of Rock Hill, LP

Development: Peaks of Rock Hill

Development Location: 1028 Neal Street, Rock Hill, SC 29732

County: York Acres: 5.5

X I certify that the development listed above **does not** contain jurisdictional and non-jurisdictional wetlands.

       I certify that the development listed above **does** contain jurisdictional and/or non-jurisdictional wetlands and the proposed development will not disturb the wetlands. The wetlands are        (acres) in size, rendering the buildable percentage at       %.

I have provided the following:

1. National Wetlands Inventory (NWI) map
2. My credentials that qualify me to make this determination.

**Financial Interest:** Neither I nor the company I work for have any financial interest in the proposed LIHTC application other than in the practice of our profession.



\_\_\_\_\_  
Signature and Certification of Wetlands Professional

5/22/25

\_\_\_\_\_  
Date

Eric Prunchak

\_\_\_\_\_  
Name of Wetland Professional

\_\_\_\_\_  
Signature and Certification of Development Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name of Developer