

EXHIBIT W

Identification of Wetlands

Company: J.N. Pease Environmental Group, LLC/Cygnus Environmental, LLC
Development: Swann Meadows Apartments
Development Location: 1091 Parkland Place Road, Greenwood, SC
County: Greenwood Acres: 8

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.

Eric McClanahan
Signature and Certification of Wetlands Professional

3-27-25
Date

Eric McClanahan, SPWS
Name of Wetland Professional


Signature and Certification of Development Owner

05/20/25
Date

Fitch Irick SC LLC
Name of Developer



U.S. Fish and Wildlife Service

National Wetlands Inventory

Swann Meadows Apts



April 21, 2025

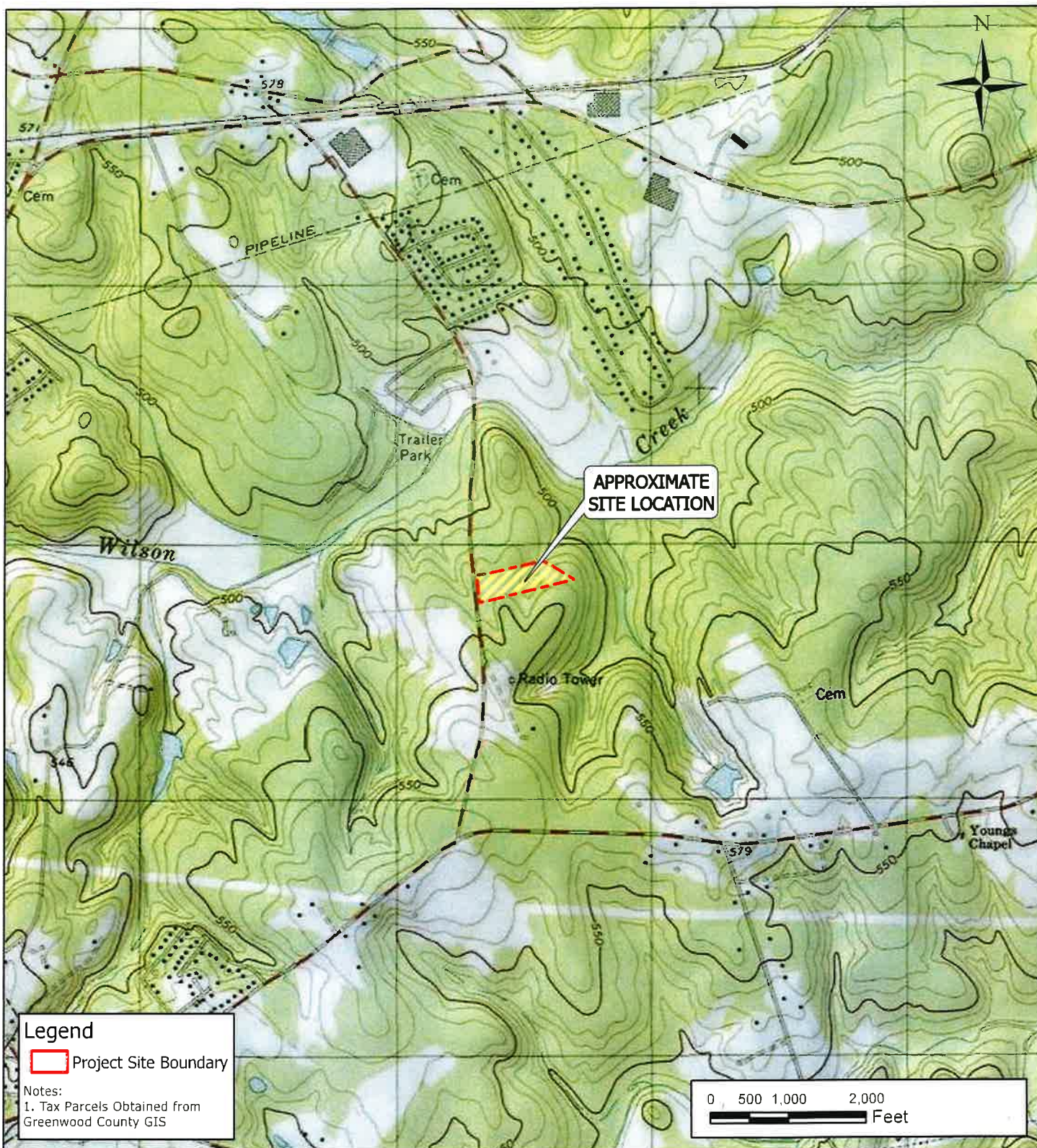
Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



USGS 1993
7.5-minute Topographic Quadrangle
Ninety Six, South Carolina
Contour Interval = 10 feet



REVIEWED BY: J. Pease	PROJECT NO. 3511-25
DRAWN BY: Langan	DATE: 03/27/2025

EXHIBIT W TOPO/SITE LOCATION MAP

Swann Meadows Apartments
1091 Parkland Place Road
Greenwood, South Carolina



Legend

- - - Project Site Boundary
- South Carolina Parcels

Notes:

1. Parcel data obtained from Greenwood County GIS
2. Parcel data is not from a licensed surveyor...aerial and property line may not align
3. Service Layers Credits: Copyright ESRI, NAIP 2020



REVIEWED BY:	PROJECT NO.
J. Pease	3436-24
DRAWN BY:	DATE:
Langan	4/21/2024

EXHIBIT W WETLANDS DOCUMENTATION

Swann Meadows Apartments
1091 Parkland Place Road
Greenwood, South Carolina

WETLAND DETERMINATION DATA FORM – Eastern Mountains and Piedmont Region

Project/Site: 1091 Parkland Place Road City/County: Greenwood/Greenwood Sampling Date: 03/26/2024
 Applicant/Owner: Swann Meadows SC, LLC State: SC Sampling Point: upland
 Investigator(s): Eric McClanahan, PWS - Cygnus Environ. Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): convex Slope (%): 2-15
 Subregion (LRR or MLRA): _____ Lat: -82.090793° Long: -82.090793° Datum: _____
 Soil Map Unit Name: CeC2 Cecil sandy clay loam NWI classification: upland
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Area is moderately to steeply sloped uplands. No wetland or linear tributary areas are located ON the subject site.	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B13) </div> <div style="width: 50%;"> <input type="checkbox"/> True Aquatic Plants (B14) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Other (Explain in Remarks) </div> </div>	<u>Secondary Indicators (minimum of two required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks: Wetland hydrology not present.	

VEGETATION (Five Strata) – Use scientific names of plants.

 Sampling Point: UPL

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Carya cordiformis</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>9</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>33</u> (A/B)
2. <u>Quercus alba</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>	
3. <u>Acer rubrum</u>	<u>15</u>	<u>Yes</u>	<u>FACW</u>	
4. <u>Quercus rubra</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
<u>85</u> = Total Cover 50% of total cover: <u>62.5</u> 20% of total cover: <u>23</u>				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling Stratum (Plot size: _____)				
1. <u>Prunus serotina</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
<u>10</u> = Total Cover 50% of total cover: <u>5</u> 20% of total cover: <u>2</u>				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Shrub Stratum (Plot size: _____)				
1. <u>Ligustrum sinense</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
<u>20</u> = Total Cover 50% of total cover: <u>10</u> 20% of total cover: <u>4</u>				Definitions of Five Vegetation Strata: Tree – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH). Sapling – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH. Shrub – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height. Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height. Woody vine – All woody vines, regardless of height.
Herb Stratum (Plot size: _____)				
1. <u>Rubus spp.</u>	<u>5</u>	<u>Yes</u>	<u>NI</u>	
2. <u>Panicum spp.</u>	<u>15</u>	<u>Yes</u>	<u>NI</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
<u>20</u> = Total Cover 50% of total cover: <u>10</u> 20% of total cover: <u>4</u>				
Woody Vine Stratum (Plot size: _____)				
1. <u>Vitis rotundifolia</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Lonicera japonica</u>	<u>3</u>	<u>Yes</u>	<u>FAC</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
<u>8</u> = Total Cover 50% of total cover: <u>4</u> 20% of total cover: <u>2</u>				
Remarks: (Include photo numbers here or on a separate sheet.) <u>Upland and wetland vegetation is approximately equal in the upland area.</u>				Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Sampling Point: UPL

Eastern Mountains and Piedmont – Version 2.0



Eric J. McClanahan, PWS

President/Principal – Cygnus Environmental, LLC

EDUCATION

Masters Program (30+ hours), 1996-2001, Marine Biology, College of Charleston, Charleston, SC

Bachelor of Science, 1996, Environmental and Forest Biology, State University of New York, Syracuse, NY

CONSULTING BACKGROUND

Mr. McClanahan is the principal scientist for Cygnus Environmental, LLC. He provides all environmental consulting services for the firm, including. Mr. McClanahan has over 20 years of experience performing wetland and stream identification and delineation, functional assessments of wetlands, evaluations for wetlands mitigation, and jurisdictional determinations. He also has experience with United States Army Corps of Engineers criteria, as well as federal and state permitting requirements and regulations.

Routine operations include the conduct of biological assessments, wetland delineations, protected species surveys, Phase One Site assessments, Section 404 permit coordination, report writing and government agency liaison activities.

Other environmental consulting experience includes NEPA coordination and reporting (CE, EAs and EIS publications), coordination of subcontracting firms such as - archeologists, surveyors, foresters and civil engineers, sediment sampling and reporting, and enforcement resolution for wetland impacts (after the fact).

SAMPLE PROJECT EXPERIENCE (2014-2025)

- Aiken Industrial Site - **AIKEN, SC**; Wetlands Delineation and Threatened and Endangered Species studies on a 400- Acre Site for the Owner.
- **Garden City, SC (Georgetown County)** Individual Critical Area Permits for Drainage Improvements
- McFadden Industrial Park (400 Acres), **CADES, SC**; Wetlands Delineation, GPS and Threatened and Endangered Species survey, Phase One ESA
- East Edisto **Dorchester and Charleston County** (21-Mile Gas Main; Wetlands Delineation with GPS mapping, USACE Determination/section 404 consultation and Nationwide Permit Preparation
- **Berkeley County, SC** Various sites – USACE delineations and permitting for pump station replacements for BCWSA and Santee Cooper.
- New Freight terminal for Southeastern Freight Lines in **Greenville, South Carolina**. Wetland Delineation, Protected Species Survey and permitting on 118 Acres.
- Multiple Utility Scale Solar Array Projects in **North Carolina, Tennessee and South Carolina**. Sites ranged from One to 30MW solar sites, consultations included NEPA through TVA, USACE wetlands and other agency coordination.
- 1,400 Acre - **Chatham County, NC** “Mega-Site” conducted for Duke Power and others including Wetland Delineation, GPS mapping and USACE Verification.
- Mine permit assessment and Wetland Delineation for 114 acres in **Charleston County, SC** for Pederson Construction.
- Project Jushi - **Richland County, SC** delineation and permitting for a two mile Gas Main Right of Way for Construction of a new fiberglass Manufacturing plant.
- Not shown are approximately 180+ “other projects” typically; wetland consulting activities for landowners and private interests.