



May 14, 2026

The Benoit Group, LLC
6780 Roswell Road NE, Suite 200
Atlanta, Georgia 30328

Attention: Mr. Rodney Dew – Senior Development Manager
rdew@thebenoitgroup.com

Reference: **Jurisdictional Waters Assessment**
Harmony at Horizon Village
Columbia, Richland County, South Carolina
S&ME Project No. 26610216

S&ME, Inc. (S&ME) conducted a Jurisdictional Waters Assessment in November 2023 for the former Allen-Benedict Court – Multi-Family Site, now known as Harmony at Horizon Village, located at 1810 Allen Benedict Court in Columbia, Richland County, South Carolina. The findings from our 2023 assessment remain valid. No jurisdictional or non-jurisdictional wetlands were observed on the site.

Sincerely,

S&ME

Chris Daves, P.W.S.
Principal Scientist
cdaves@smeinc.com

Attachments

Identification of Wetlands

Supplemental Wetlands Professional Certification

This certification is provided as supplemental documentation to Exhibit W and any other wetlands documentation required for the 2026 South Carolina 9% LIHTC application.

Company: S&ME, Inc.

Developer: The Benoit Group, LLC

Development: Harmony at Horizon Village Multifamily

Also Known As: Allen Benedict Court Multi-Family Housing Site

Development Location: 1810 Allen Benedict Court, Columbia, SC 29203

County: Richland County

Acres: Approx. 10.5

Wetlands Determination

☒ I certify that the development listed above does not contain jurisdictional or 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.

Wetlands size: acres; buildable percentage: %.

Documentation Provided

I have provided the following:

☒ National Wetlands Inventory (NWI) map identifying the development location

☒ Credentials that qualify me to make this determination

☒ Additional attachments, if applicable: Jurisdictional Waters Assessment

Financial Interest Certification

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

Chris Daves

5-14-2026

Signature and Certification of Wetlands Professional

Date

Chris Daves, P.W.S.

Principal Scientist

PWS

Name of Wetlands Professional

Title

License/Certification, if applicable

S&ME, Inc., 134 Suber Road, Columbia, SC 29210; cdaves@smeinc.com; 803-561-9024

Company Address / Contact Information

Note: To be printed on wetlands professional/company letterhead or attached to a signed letter on letterhead.



November 22, 2023

The Benoit Group, LLC
Marsh Creek Village
6780 Roswell Road NE, Suite 200
Atlanta, Georgia 30328

Attention: Mr. Torian Priestly – Chief Development Officer

Reference: **Jurisdictional Waters Assessment**
Allen Benedict Court – Multi-Family Site (10.5 Acres)
Columbia, Richland County, South Carolina
S&ME Project No. 23610466

Dear Mr. Priestly:

S&ME, Inc. (S&ME) is pleased to submit our Jurisdictional Waters Assessment for the above-referenced project located in Columbia, Richland County, South Carolina. This assessment has been conducted to assess the potential for the presence of jurisdictional waters on the site in preparation for potential residential development.

◆ Property Description

The site is located at 1810 Allen Benedict Court in Columbia, Richland County, South Carolina. The approximate 10.5-acre site is comprised of a portion of Richland County tax parcel number R11408-03-01. We understand the site is being considered for a multi-family residential development and may seek federal funding in the future. The location of the site is shown on the **Exhibits** attached to this letter report.

◆ Sources Consulted

Prior to a site reconnaissance, the following sources were reviewed:

- ◆ Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps – <https://msc.fema.gov>.
- ◆ Google Earth Aerial Photographs.
- ◆ Richland County GIS Aerial Photographs – <https://richlandmaps.com/>.
- ◆ U.S. Department of Agriculture (USDA) – Natural Resources Conservation Service (NRCS) – Web Soil Survey – <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>.
- ◆ USDA – Soil Survey for Richland County (1978).
- ◆ U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) Wetland Mapper – <http://www.fws.gov/wetlands/Data/Mapper.html>.
- ◆ U.S. Geological Survey (USGS) 7.5-Minute Topographic Quadrangle Map – *Columbia North, SC 1972 (Revised 1990)*.



The USGS mapping depicted no blue-line drainage features or surface waters on the site (Exhibit 2). USDA-NRCS mapping depicted the Urban Land (Ur) soil series on the site. USFWS-NWI mapping indicated there were no wetlands or drainage features present on the site (Exhibit 5). FEMA mapping depicted the site is located within the one percent Annual Chance Flood Hazard (Zone X) (Exhibit 7).

◆ Methodology

S&ME conducted a site reconnaissance on November 16, 2023 to assess site conditions as to the presence and/or absence of wetland areas, using the three-parameter approach (hydric soils, hydrophytic vegetation and wetland hydrology) set forth in the 1989 Federal Manual for Identifying and Delineating Jurisdictional Wetlands, 1987 U.S. Army Corps of Engineers (USACE) Wetland Delineation Manual, and appropriate USACE Regional Supplement. S&ME also searched for jurisdictional linear features (rivers, streams, and jurisdictional ditches) and open waters (ponds and lakes) considered to be waters of the U.S. under the jurisdiction of the USACE. If a potentially jurisdictional feature was identified, S&ME located the feature using a sub-meter Global Positioning System (GPS) unit.

◆ Site Reconnaissance

The site is located in central-western Richland County within the Sandhills/Southeastern Plains ecoregion of South Carolina. The site is the former location of government housing demolished in late 2021. Currently, the site consists of open land with scattered trees.

Vegetation

The site consists of open land with scattered trees. Dominant herbaceous species consisted of coastal bermudagrass (*Cynodon dactylon*), clover (*Trifolium* spp.), horseweed (*Conyza canadensis*), hairy aster (*Symphotrichum pilosum*), and bahia grass (*Paspalum notatum*).

Soils

According to the USDA-NRCS Web Soil Survey and the Soil Survey for Richland County, the soil series listed on the site includes Urban Land (Ur). This soil series is not a listed hydric soil for Richland County.

Hydrology

Evidence of wetland hydrology (water marks, standing water, high-water table, water-stained leaves, or wrack lines) was not observed.



◆ Findings

Based on the literature review and site reconnaissance, no wetlands (jurisdictional or non-jurisdictional), open waters, or jurisdictional linear features were observed on the site.

◆ Limitations

Please note this is a preliminary effort designed to provide a representation of the approximate locations of potential wetlands, streams, and open waters on the site. This assessment should be used for conceptual planning purposes only. The USACE is the only authority in South Carolina that certifies the presence or absence of wetlands. This preliminary assessment has not been coordinated with or verified by the USACE.

◆ Closing

S&ME appreciates the opportunity to perform this Jurisdictional Waters Assessment for this project. Please contact me at (803) 561-9024 with questions regarding this report, or if you require additional information.

Sincerely,

S&ME

A handwritten signature in black ink that reads "Chris Handley".

Chris Handley
Biologist
chandley@smeinc.com

A handwritten signature in black ink that reads "Chris Daves".

Chris Daves, P.W.S. #1620
Senior Scientist
cdaves@smeinc.com



Qualifications

The field survey was conducted by Chris Daves of S&ME. Mr. Daves is a Senior Scientist with over 22 years of experience in environmental consulting. Mr. Daves is proficient in conducting wetland delineations, environmental permitting activities, habitat assessments, and protected species surveys. He is a Professional Wetland Scientist (P.W.S.) and holds a B.S. degree in Biology from Wofford College and a Master's degree in Earth and Environmental Resources Management from the University of South Carolina.

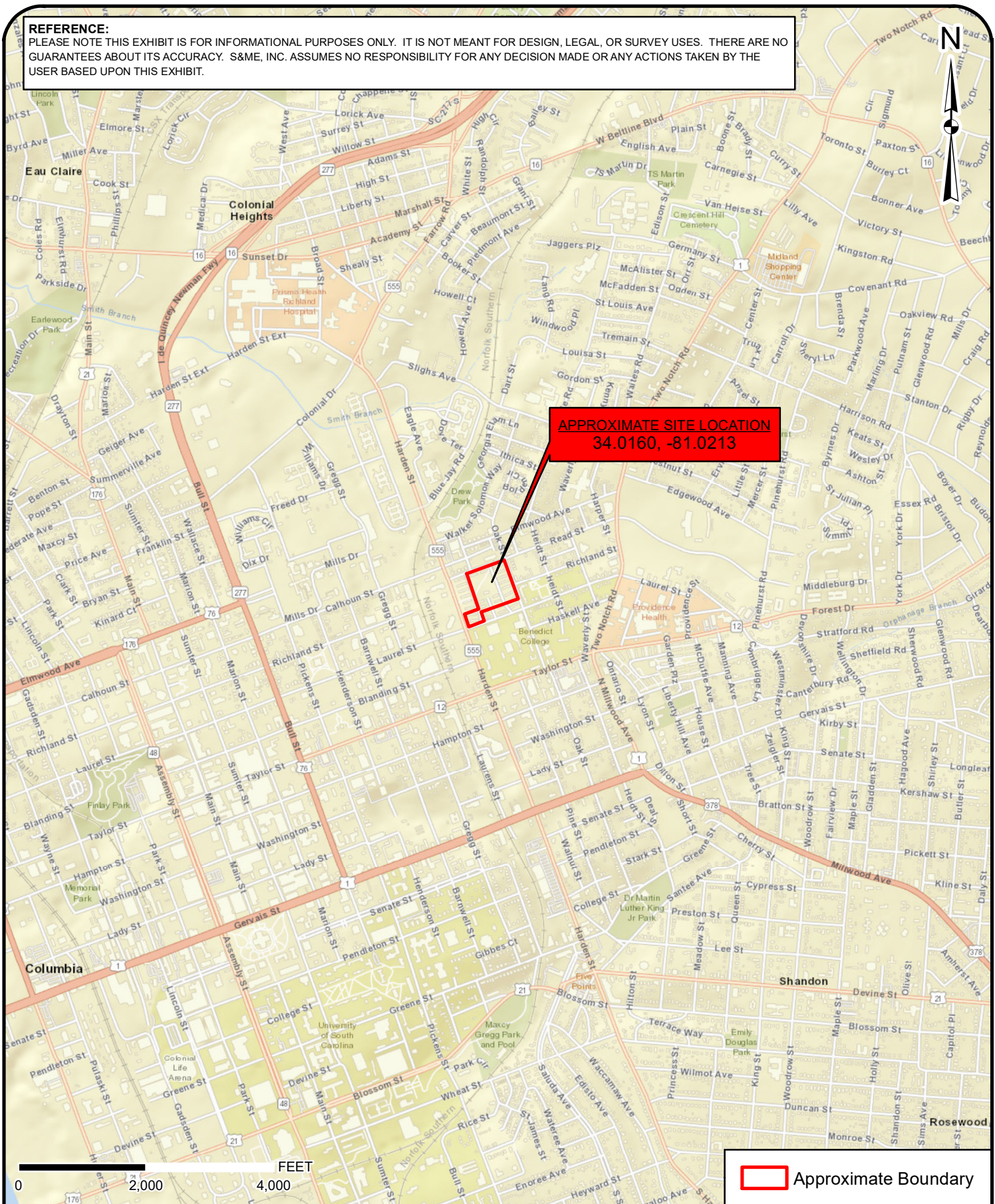
Attachments

Exhibits (Vicinity, Topographic, Aerial, Soils, NWI, Tax, FIRM)

Drawing Path: T:\GEO\Projects\2022\226100608_The Benoit Group_Allen Benedict Court - Multi-Family Housing_Columbia SC\ENX\GIS\mxd\Allen Benedict Court-Multi-Family Housing_Vicinity Exhibit.mxd plotted by chandley 03-02-2022

REFERENCE:

PLEASE NOTE THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT MEANT FOR DESIGN, LEGAL, OR SURVEY USES. THERE ARE NO GUARANTEES ABOUT ITS ACCURACY. S&ME, INC. ASSUMES NO RESPONSIBILITY FOR ANY DECISION MADE OR ANY ACTIONS TAKEN BY THE USER BASED UPON THIS EXHIBIT.



APPROXIMATE SITE LOCATION
34.0160, -81.0213

Approximate Boundary



Vicinity Exhibit

Allen Benedict Court-Multi-Family Housing +/- 10.5 Acres

Columbia, Richland County, South Carolina

Source: World Street Map

SCALE:
1" = 2,000'
DATE:
3-2-22
PROJECT NUMBER
23610466

EXHIBIT NO.

1

Drawing Path: T:\GEO\Projects\2022\226100608_The Benoit Group_Allen Benedict Court - Multi-Family Housing_Topographic Exhibit.mxd plotted by chandley 03-02-2022

REFERENCE:

PLEASE NOTE THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT MEANT FOR DESIGN, LEGAL, OR SURVEY USES. THERE ARE NO GUARANTEES ABOUT ITS ACCURACY. S&ME, INC. ASSUMES NO RESPONSIBILITY FOR ANY DECISION MADE OR ANY ACTIONS TAKEN BY THE USER BASED UPON THIS EXHIBIT.



APPROXIMATE SITE LOCATION
34.0160, -81.0213



0 500 1,000 FEET

 Approximate Boundary



Topographic Exhibit

Allen Benedict Court-Multi-Family Housing +/- 10.5 Acres

Columbia, Richland County, South Carolina

Source: USGS 7.5-Minute Topo Quad Columbia North, SC 1972 (Revised 1990)

SCALE:
1" = 500'

DATE:
3-2-22

PROJECT NUMBER
23610466

EXHIBIT NO.

2

Drawing Path: T:\Columbia-1610\Projects\2023\23610466_The Benoit Group, LLC_Allen Benedict Ct. - Multi Family Housing Aerial1 Exhibit.mxd plotted by chandley 11-13-2023

REFERENCE:

PLEASE NOTE THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT MEANT FOR DESIGN, LEGAL, OR SURVEY USES. THERE ARE NO GUARANTEES ABOUT ITS ACCURACY. S&ME, INC. ASSUMES NO RESPONSIBILITY FOR ANY DECISION MADE OR ANY ACTIONS TAKEN BY THE USER BASED UPON THIS EXHIBIT.



APPROXIMATE SITE LOCATION
34.0160, -81.0213

0 300 600 FEET

 Approximate Boundary



Aerial Exhibit

Allen Benedict Court-Multi-Family Housing +/- 10.5 Acres

Columbia, Richland County, South Carolina

Source: World Imagery 2023

SCALE:
1" = 300'

DATE:
11-13-23

PROJECT NUMBER
23610466

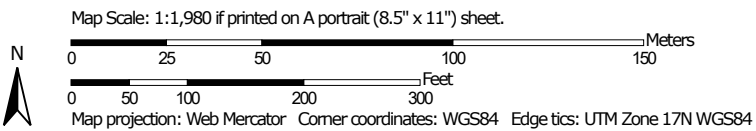
EXHIBIT NO.

3

Soil Map—Richland County, South Carolina
(Exhibit 4 - Soils)



Soil Map may not be valid at this scale.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/22/2023
Page 1 of 3

Map Unit Legend

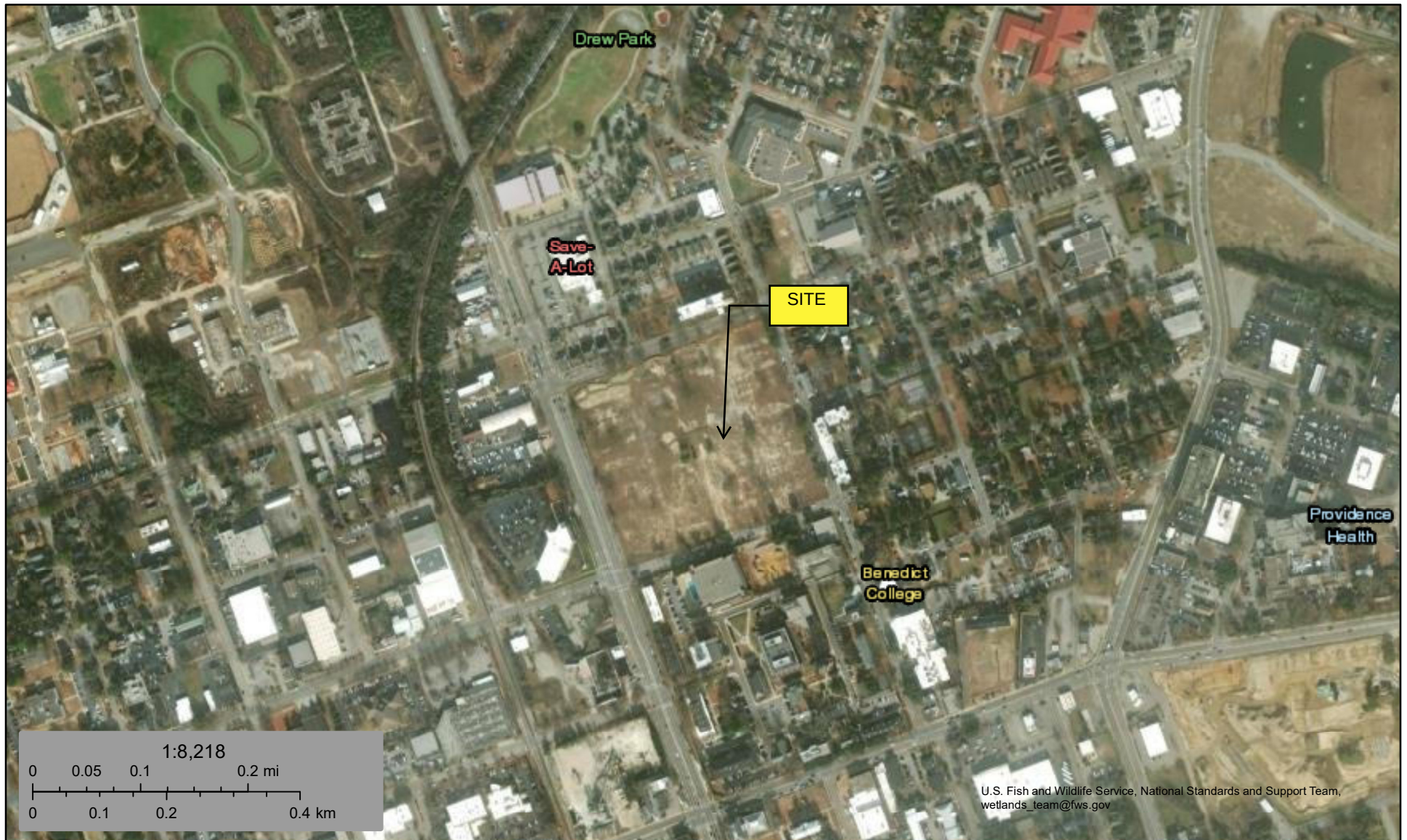
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ur	Urban land	10.4	100.0%
Totals for Area of Interest		10.4	100.0%



U.S. Fish and Wildlife Service

National Wetlands Inventory

Exhibit 5 - NWI



November 22, 2023

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

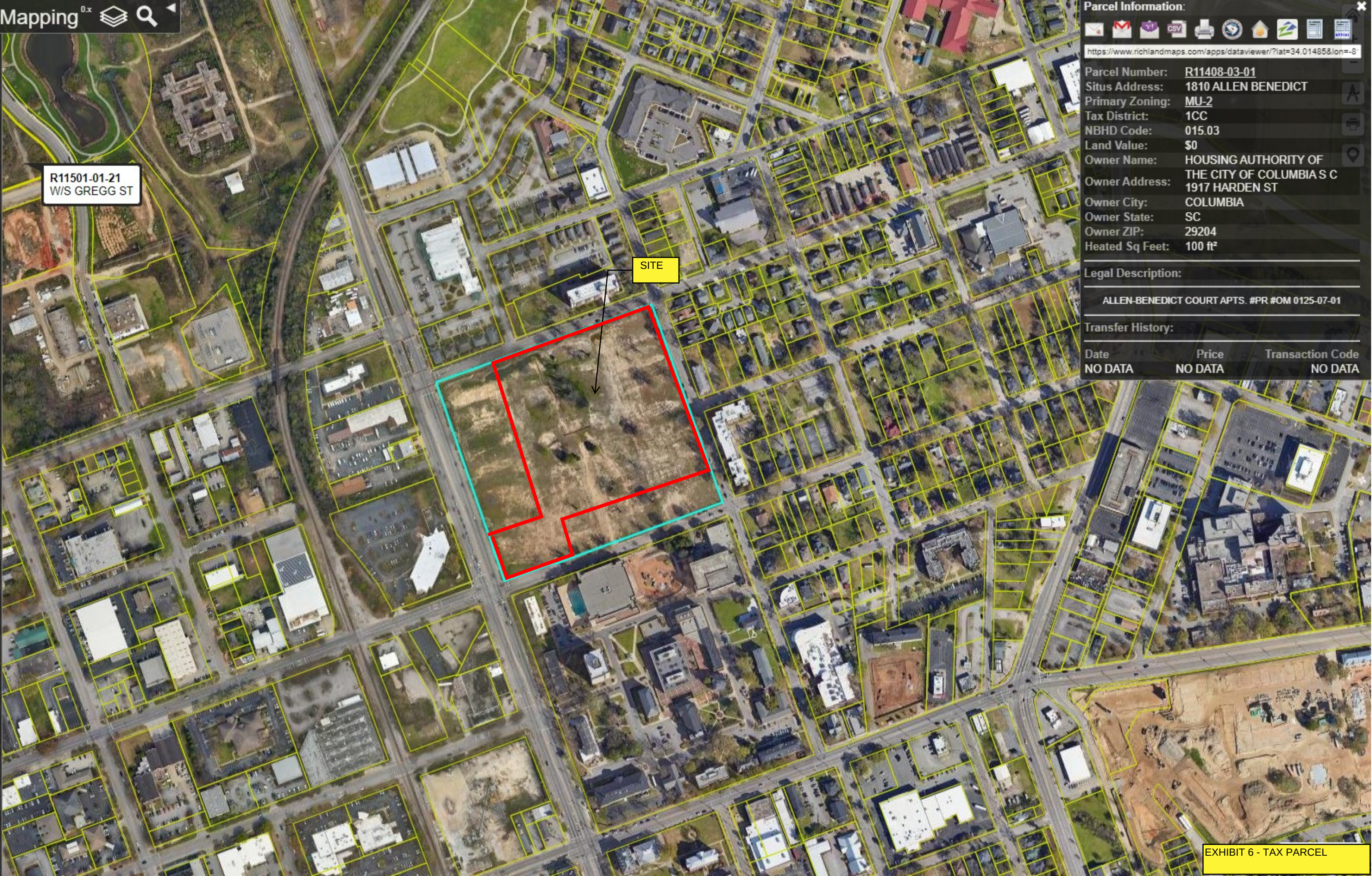
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Options:
☐ Hide Info on Hover ☐ Hide Legend

Base Map Type:
☐ Roadmap ☒ Imagery ☐ Hybrid (Combine Above)
Google Google Satellite

Richland County Layers:

- Property:
 - ☐ Address Labels
 - ☐ Parcel Number Labels
 - ☐ Road Maintenance Authority
 - ☒ Parcels
 - ☐ Zoning
 - ☐ Subdivisions
 - ☐ Tax Districts
 - ☐ Garbage/Waste Collection
- Boundaries:
 - ☒ County Boundary
 - ☐ Neighborhood Improvement Areas
 - ☐ Municipalities
 - ☐ Zip Codes
- Public Safety:
 - ☐ Police Stations
 - ☐ Sheriff Regions
- Civic:
 - ☐ Voting Locations
 - ☐ Voting Precincts
 - ☐ Council Districts
 - ☐ Magistrate Districts
 - ☐ SC Senate Districts
 - ☐ SC Senate District 19 (2010 Boundary)
 - ☐ SC House Districts
 - ☐ US Congressional Districts
- Education:
 - ☐ Library Locations
 - ☐ Public Schools
 - ☐ School Districts
- COMET Transit:
 - ☐ COMET Bus Stops
 - ☐ COMET Bus Routes
- Environmental:
 - ☐ Elevation



Parcel Information:

Parcel Number: R11408-03-01
Situs Address: 1810 ALLEN BENEDICT
Primary Zoning: MU-2
Tax District: 1CC
NBHD Code: 015.03
Land Value: \$0
Owner Name: HOUSING AUTHORITY OF THE CITY OF COLUMBIA S C
Owner Address: 1917 HARDEN ST
Owner City: COLUMBIA
Owner State: SC
Owner ZIP: 29204
Heated Sq Feet: 100 ft²

Legal Description:
ALLEN-BENEDICT COURT APTS. #PR #OM 0125-07-01

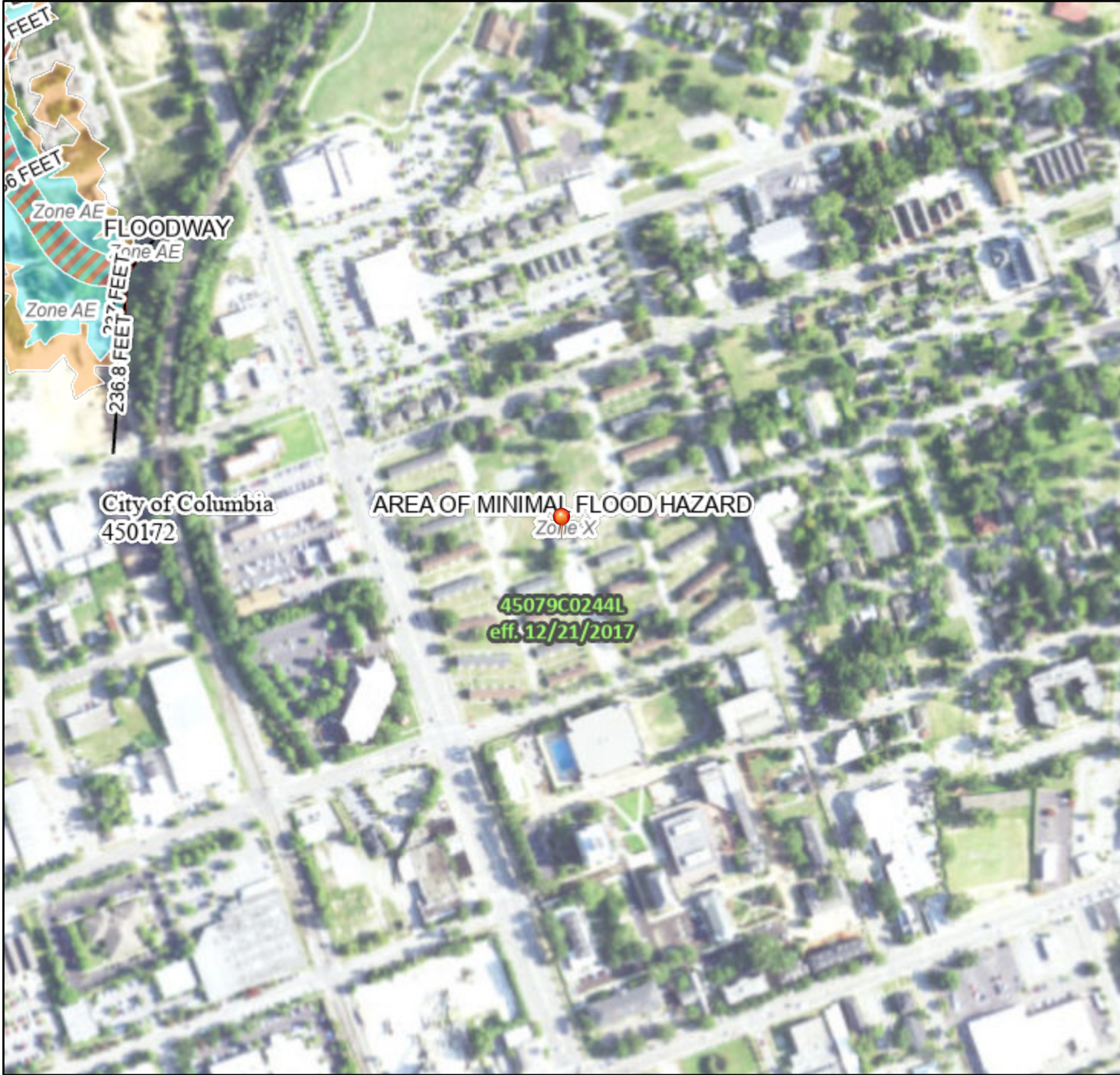
Transfer History:

Date	Price	Transaction Code
NO DATA	NO DATA	NO DATA

National Flood Hazard Layer FIRMMette



81°1'36"W 34°1'10"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

81°0'59"W 34°0'40"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/22/2023 at 8:06 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Photographs



1 Upland on the southeastern portion of the site facing north.



2 Upland on the northern portion of the site facing west.



3 Upland on the southwestern portion of the site facing east.



4 Soils observed at data point location were 10YR 4/3 Sand (1-12 inches). No indicators of hydric soil were observed.



Site Photographs
Allen Benedict Court – Multi-Family Housing Site
Columbia, Richland County, South Carolina

S&ME Project No: 23610466

Taken by: CD

Date: Nov. 16, 2023

USACE Data Forms

WETLAND DETERMINATION DATA FORM - Atlantic and Gulf Coastal Plain Region

Project/Site: Allen Benedict Court MF Housing **City/County:** Columbia/Richland **Sampling Date:** 16-Nov-23
Applicant/Owner: The Benoit Group, LLC **State:** SC **Sampling Point:** Up DP 1
Investigator(s): Chris Daves, P.W.S. **Section, Township, Range:** S T R
Landform (hillslope, terrace, etc.): Flat **Local relief (concave, convex, none):** concave **Slope:** 0.0 % / 0.0 °
Subregion (LRR or MLRA): LRR P **Lat.:** 34.0160° **Long.:** -81.0213° **Datum:** NAD 83
Soil Map Unit Name: Urban Land (Ur) **NWI classification:** N/A

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" present?** Yes ☒ No ☐
Are Vegetation ☐ **, Soil** ☐ **, or Hydrology** ☐ **naturally problematic?** (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes ☐ No ☒ Hydric Soil Present? Yes ☐ No ☒ Wetland Hydrology Present? Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Remarks: Upland data point in open land. Former housing development.	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply) ☐ Surface Water (A1) ☐ Aquatic Fauna (B13) ☐ High Water Table (A2) ☐ Marl Deposits (B15) (LRR U) ☐ Saturation (A3) ☐ Hydrogen Sulfide Odor (C1) ☐ Water Marks (B1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Sediment Deposits (B2) ☐ Presence of Reduced Iron (C4) ☐ Drift Deposits (B3) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Algal Mat or Crust (B4) ☐ Thin Muck Surface (C7) ☐ Iron Deposits (B5) ☐ Other (Explain in Remarks) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Water-Stained Leaves (B9)		Secondary Indicators (minimum of 2 required) ☐ Surface Soil Cracks (B6) ☐ Sparsely Vegetated Concave Surface (B8) ☐ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ FAC-Neutral Test (D5) ☐ Sphagnum moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____	Wetland Hydrology Present? Yes ☐ No ☒	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: 		
Remarks: Wetland hydrology not observed.		

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

VEGETATION (Five/Four Strata) - Use scientific names of plants.					Sampling Point: Up DP 1	
Tree Stratum (Plot size: 30')		Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet:	
1.			☐ 0.0%		Number of Dominant Species That are OBL, FACW, or FAC: 1 (A)	
2.			☐ 0.0%		Total Number of Dominant Species Across All Strata: 4 (B)	
3.			☐ 0.0%		Percent of dominant Species That Are OBL, FACW, or FAC: 25.0% (A/B)	
4.		0	☐ 0.0%			
5.		0	☐ 0.0%			
6.		0	☐ 0.0%			
7.		0	☐ 0.0%			
8.		0	☐ 0.0%			
50% of Total Cover: 0		20% of Total Cover: 0	0	= Total Cover		
Sapling or Sapling/Shrub Stratum (Plot size: 30')		Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Prevalence Index worksheet:	
1.			☐ 0.0%		Total % Cover of: Multiply by:	
2.		0	☐ 0.0%		OBL species 0 x 1 = 0	
3.		0	☐ 0.0%		FACW species 0 x 2 = 0	
4.		0	☐ 0.0%		FAC species 15 x 3 = 45	
5.		0	☐ 0.0%		FACU species 45 x 4 = 180	
6.		0	☐ 0.0%		UPL species 0 x 5 = 0	
7.		0	☐ 0.0%		Column Totals: 60 (A) 225 (B)	
8.		0	☐ 0.0%		Prevalence Index = B/A = 3.750	
50% of Total Cover: 0		20% of Total Cover: 0	0	= Total Cover		
Shrub Stratum (Plot size: 30')		Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Hydrophytic Vegetation Indicators:	
1.			☐ 0.0%		☐ 1 - Rapid Test for Hydrophytic Vegetation	
2.			☐ 0.0%		☐ 2 - Dominance Test is > 50%	
3.		0	☐ 0.0%		☐ 3 - Prevalence Index is ≤3.0 ¹	
4.		0	☐ 0.0%		☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
5.		0	☐ 0.0%		¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
6.		0	☐ 0.0%		Definition of Vegetation Strata:	
50% of Total Cover: 0		20% of Total Cover: 0	0	= Total Cover	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).	
Herb Stratum (Plot size: 30')		Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Sapling - Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.	
1.	Cynodon dactylon	15	☒ 25.0%	FACU	Sapling/Shrub - Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1m) tall.	
2.	Conyza canadensis	15	☒ 25.0%	FACU	Shrub - Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.	
3.	Symphotrichum pilosum	15	☒ 25.0%	FAC	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.	
4.	Paspalum notatum	15	☒ 25.0%	FACU	Woody vine - All woody vines, regardless of height.	
5.		0	☐ 0.0%			
6.		0	☐ 0.0%			
7.		0	☐ 0.0%			
8.		0	☐ 0.0%			
9.		0	☐ 0.0%			
10.		0	☐ 0.0%			
11.		0	☐ 0.0%			
12.		0	☐ 0.0%			
50% of Total Cover: 30		20% of Total Cover: 12	60	= Total Cover		
Woody Vine Stratum (Plot size: 30')		Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Hydrophytic Vegetation Present? Yes ☐ No ☒	
1.		0	☐ 0.0%			
2.		0	☐ 0.0%			
3.		0	☐ 0.0%			
4.		0	☐ 0.0%			
5.		0	☐ 0.0%			
50% of Total Cover: 0		20% of Total Cover: 0	0	= Total Cover		

Remarks: (If observed, list morphological adaptations below).
Hydrophytic vegetation not observed.

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

SOIL

Sampling Point: Up DP 1

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

[illegible]

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

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils³:

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

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

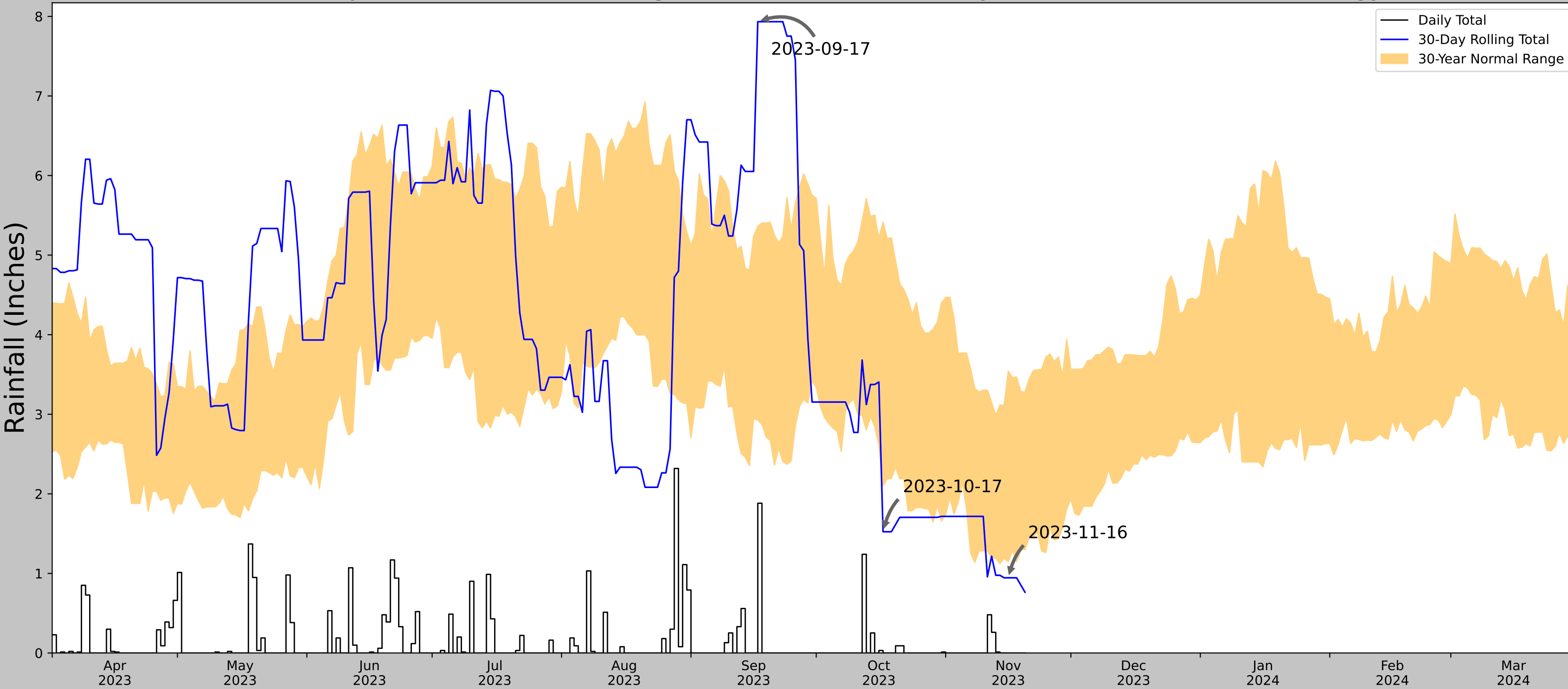
Hydric Soil Present? Yes ☐ No ☒

Remarks:

Hydric Soils not observed.

Antecedent Precipitation Tool

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	34.0156, -81.0225
Observation Date	2023-11-16
Elevation (ft)	251.694
Drought Index (PDSI)	Mild wetness (2023-10)
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2023-11-16	1.146457	3.539764	0.944882	Dry	1	3	3
2023-10-17	2.101969	5.414961	1.523622	Dry	1	2	2
2023-09-17	2.926378	5.362205	7.933071	Wet	3	1	3
Result							Drier than Normal - 8



**US Army Corps
of Engineers®**

Figures and tables made by the
Antecedent Precipitation Tool
Version 2.0

Developed by:
U.S. Army Corps of Engineers and
U.S. Army Engineer Research and
Development Center



ERDC
ENGINEER RESEARCH & DEVELOPMENT CENTER

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
COLUMBIA UNIV OF SC	33.9917, -81.0247	221.129	1.656	30.565	0.796	11022	90
VALENCIA HEIGHTS 1.0 WNW	33.9807, -81.0021	284.121	1.501	62.992	0.77	10	0
CAYCE 1.5 NNE	33.9758, -81.0522	187.008	1.921	34.121	0.93	4	0
WEST COLUMBIA 1.2 ESE	33.9846, -81.0618	207.021	2.181	14.108	1.012	18	0
COLUMBIA OWENS DWTN AP	33.9719, -80.9939	180.118	2.233	41.011	1.096	265	0
COLUMBIA	33.9486, -81.1183	345.144	6.135	124.015	3.522	33	0

Exhibit W – Identification of Wetlands Form/Credentials

EXHIBIT W

Identification of Wetlands

Company: The Benoit Group, LLC
Development: Allen Benedict Court - Multi-Family Housing Site
Development Location: 1810 Allen Benedict Court, Columbia, SC 29203
County: Richland Acres: ~10.5

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.

Chris Daves

Digitally signed by: Chris Daves
DN: CN = Chris Daves email =
cdaves@smeinc.com C = US
Date: 2023.11.22 09:05:01 -05'00'

11-22-2023

Signature and Certification of Wetlands Professional

Date

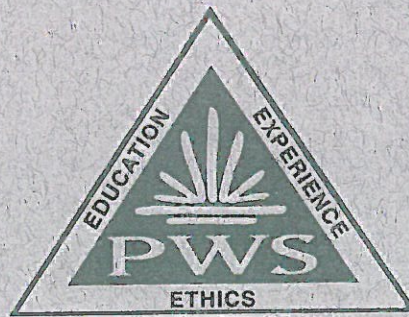
Chris Daves, P.W.S./Senior Scientist

Name of Wetland Professional

Signature and Certification of Development Owner

Date

Name of Developer



*Society of Wetland Scientists
Certification Program, Inc.*

grants the designation

Professional Wetland Scientist

to

Christopher Daves

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 January 27th, 2006.

Professional Wetland Scientist number 1620




Allan M. Hale, Ph.D, President


R. Harold Jones, Review Panel Chair