



UNITED
CONSULTING

REPORT

**For Vantage
Management, LLC**

Preliminary Aquatic Resource
Investigation
Kingston Pointe
Putt Putt Drive
Anderson, Anderson County, South
Carolina



April 29, 2026

Ms. Jordan Wilson
Vantage Management, LLC
1544 Main Street
Fyffe, AL 35971

Via Email: jordanwilson@thevantagegroup.biz

RE: Preliminary Aquatic Resource Investigation
Kingston Pointe
Putt Putt Drive
Anderson, Anderson County, South Carolina
Project No. VNTGD-26-SC-10315-01

Dear Mr. Sullivan:

Per your request, United Consulting has completed a preliminary investigation of aquatic resources on the above-referenced property, hereinafter referred to as the Subject Property. The Subject Property consisted of a 6.00-acre tract located west of the intersection of Morningside Drive and Putt Putt Drive in Anderson, Anderson County, South Carolina. The general site location is shown on Figure 1 of this report.

APPROACH:

United Consulting's evaluation included conducting background research of available topographic, wetland, and soils maps for the Subject Property, as well as conducting an on-site investigation of the property for wetlands and other jurisdictional waters of the U.S. in accordance with the U.S. Army Corps of Engineers (USACE) 1987 Wetland Investigation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual, Eastern Mountains & Piedmont Wetlands, dated April 2012. Waters were also evaluated in accordance with the proposed Waters of the U.S. (WOTUS) rule, which was published in the Federal Register (Vol. 90, No. 222), dated November 20, 2025. According to the Supreme Court decision in the Sackett case that resulted in these revised rules, in general, WOTUS must be considered "relatively permanent", and wetlands must have a "continuous surface connection" to relatively permanent waters (RPW) and be indistinguishable from the adjoining RPW to be considered jurisdictional. These proposed WOTUS rules are not yet effective but are expected to become effective in mid-2026.

IN OFFICE RESEARCH:

The U.S. Geological Survey National Topographic Map of the area was reviewed prior to the site visit. No streams or wetlands were mapped within the interior of the Subject Property. A drainage swale was mapped on the northern portion of the Subject Property. A copy of the USGS topographic map showing the approximate Subject Property boundaries is attached as Figure 2.

The National Wetland Inventory (NWI) Digital Map was reviewed to determine if any known wetlands or other jurisdictional waters were mapped on the Subject Property. No features were mapped on or adjoining to the Subject Property. A copy of the NWI map is attached as Figure 3.

The USDA Digital Web Soil Survey was reviewed to determine if any known hydric soils have been mapped on the Subject Property. The soil survey map indicated two map units located on the Subject Property. These included the following:

- CmB: Cecil-Urban land complex, 2 to 6 percent slopes
- CmC: Cecil-Urban land complex, 6 to 10 percent slopes

The Cecil-Urban soil type was not listed as a hydric soil and was not listed with hydric soil components. A copy of the soil survey map is attached as Figure 4.

United Consulting utilized the Environmental Protection Agency (EPA) Antecedent Precipitation Tool (APT) version 3.0.8 to assess weather conditions at the time of the site visit. This tool utilizes data from multiple rain gauges from the surrounding area to establish normal weather conditions for the input area and provides results of multiple established climate calculations. Based on the Water-Budget Interactive Modeling Program (WebWIMP) method, the site was visited within the wet season. The precipitation normalcy calculations indicated conditions were drier than normal at the time of the site visit. According to the rain gauge, ANDERSON REGIONAL AIRPORT, no rainfall was recorded the week prior to the site visit.

Following completion of the in-office research, the Subject Property was then investigated for visual evidence of wetlands and other jurisdictional waters.

FIELD DELINEATION:

A field investigation was conducted on the Subject Property on March 30, 2026. United Consulting walked the Subject Property to find features which may be considered jurisdictional waters. For features which may be classified as jurisdictional, United Consulting conducted limited mapping of the identified features using a Trimble DA2 global positioning system (GPS). At the time of the site reconnaissance, the Subject Property was developed with multi-family residences, with the exception of a wooded area on the northern portion of the Subject Property.

A wetland area was observed on the northwestern portion of the Subject Property along the western boundary of the Subject Property. The wetland was approximately 10 to 20 feet wide and contained saturated soil, wetland vegetation and hydric soil. This feature sloped north and drained into an apparent perennial stream feature. The perennial stream feature flowed east onto the Subject Property across the western boundary of the Subject Property and generally flowed east parallel to Brogan Avenue. The stream feature was characterized by continuous flowing water, a clear ordinary high water mark (OHWM), the presence of pools and riffles, and a coarse substrate including rocks and gravel. The stream was approximately two to seven feet in width.



CONCLUSIONS AND RECOMMENDATIONS:

United Consulting has completed an investigation of potential jurisdictional features on the Subject Property. This included a field determination and limited GPS mapping of the location of the identified aquatic resources on the Subject Property. United Consulting identified an apparent perennial stream channel as well as a wetland area which we believe would currently be regulated as federal jurisdictional WOTUS by the USACE under Section 404 of the Clean Water Act. Under the current rules, in our opinion, the identified wetland would be considered jurisdictional WOTUS as the feature had surficial connection to a relatively permanent water.

Minor impacts or disturbances to WOTUS can be authorized under the nationwide permit program. In general, impacts of up to 0.05-acre of stream or 0.5-acre of jurisdictional wetland can be authorized, but requires prior approval from the USACE. In addition, compensatory mitigation will be required for impacts of 0.005-acre stream or 0.1-acre of jurisdictional wetland or more.



LIMITATIONS:

The information provided in this report and shown on Figure 5 represents our opinion based on professional experience and the site observations at the time of our site visit. Limits of aquatic resources can and do change over time. Please note that official determinations regarding federal jurisdictional waters are made by the USACE. We recommend that official determinations and proper permits be obtained prior to disturbance of these areas. No warranty is expressed or implied.

We appreciate the opportunity to assist you with this project. Please call if you have any questions concerning this report, including questions regarding permitting.

Sincerely,

UNITED CONSULTING

Michael G. Abernathy
Senior Wetland Specialist

DSB/MGA/GAB/tb

SharePoint: VNTGD-26-SC-10315-01

Attachments:

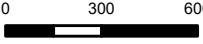
Figure 1 – Site Location Map
Figure 2 – USGS Topographic Map
Figure 3 – USFWS Wetland Inventory Map
Figure 4 – USDA Soil Survey Map
Figure 5 – Aquatic Features Map
Rainfall Worksheet
Site Photographs
Exhibit W
Qualifications

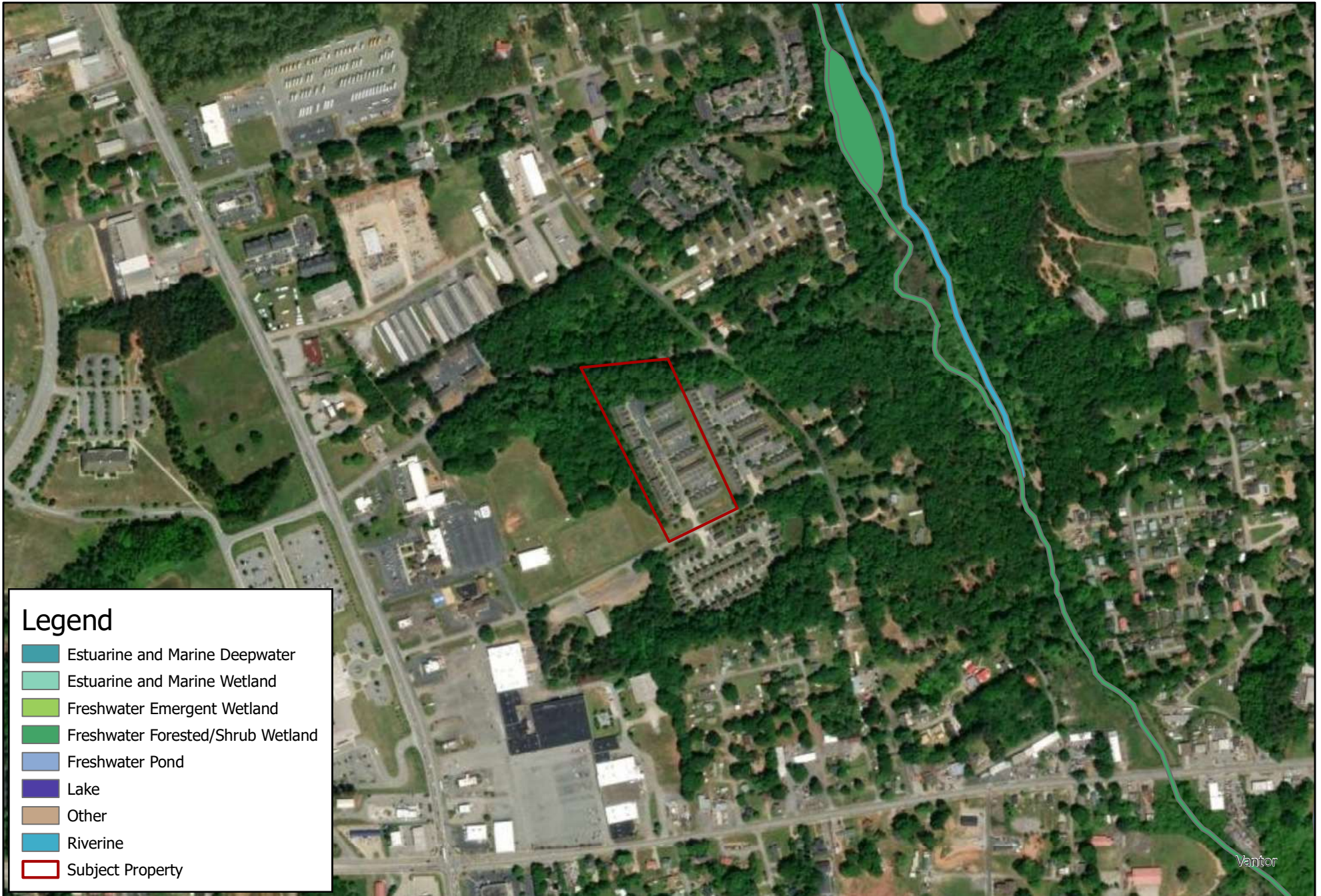
Gregory A. Brooker
Senior Environmental Specialist



 UNITED CONSULTING	 Figure Scale 0 300 600 Scale: 1:7,200	Prepared By: DSB	Figure Title: Site Location Map	FIG. 1
		Reviewed By: MGA	Project Name: Kingston Pointe	
		Creation Date: Apr 14, 2026	Project No.: VNTGD-26-SC-10315-01	
		Review Date: Apr 27, 2026	Client: Vantage Management, LLC	

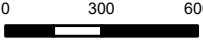


 UNITED CONSULTING	 Figure Scale  Scale: 1:7,200	Prepared By: DSB	Figure Title: USGS Topographic Map	FIG. 2
		Reviewed By: MGA	Project Name: Kingston Pointe	
		Creation Date: Apr 14, 2026	Project No.: VNTGD-26-SC-10315-01	
		Review Date: Apr 27, 2026	Client: Vantage Management, LLC	



Legend

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

 UNITED CONSULTING	Figure Scale		Prepared By: DSB	Figure Title: USFWS Wetland Inventory Map	FIG. 3
	  Scale: 1:7,200		Reviewed By: MGA	Project Name: Kingston Pointe	
			Creation Date: Apr 14, 2026	Project No.: VNTGD-26-SC-10315-01	
			Review Date: Apr 27, 2026	Client: Vantage Management, LLC	

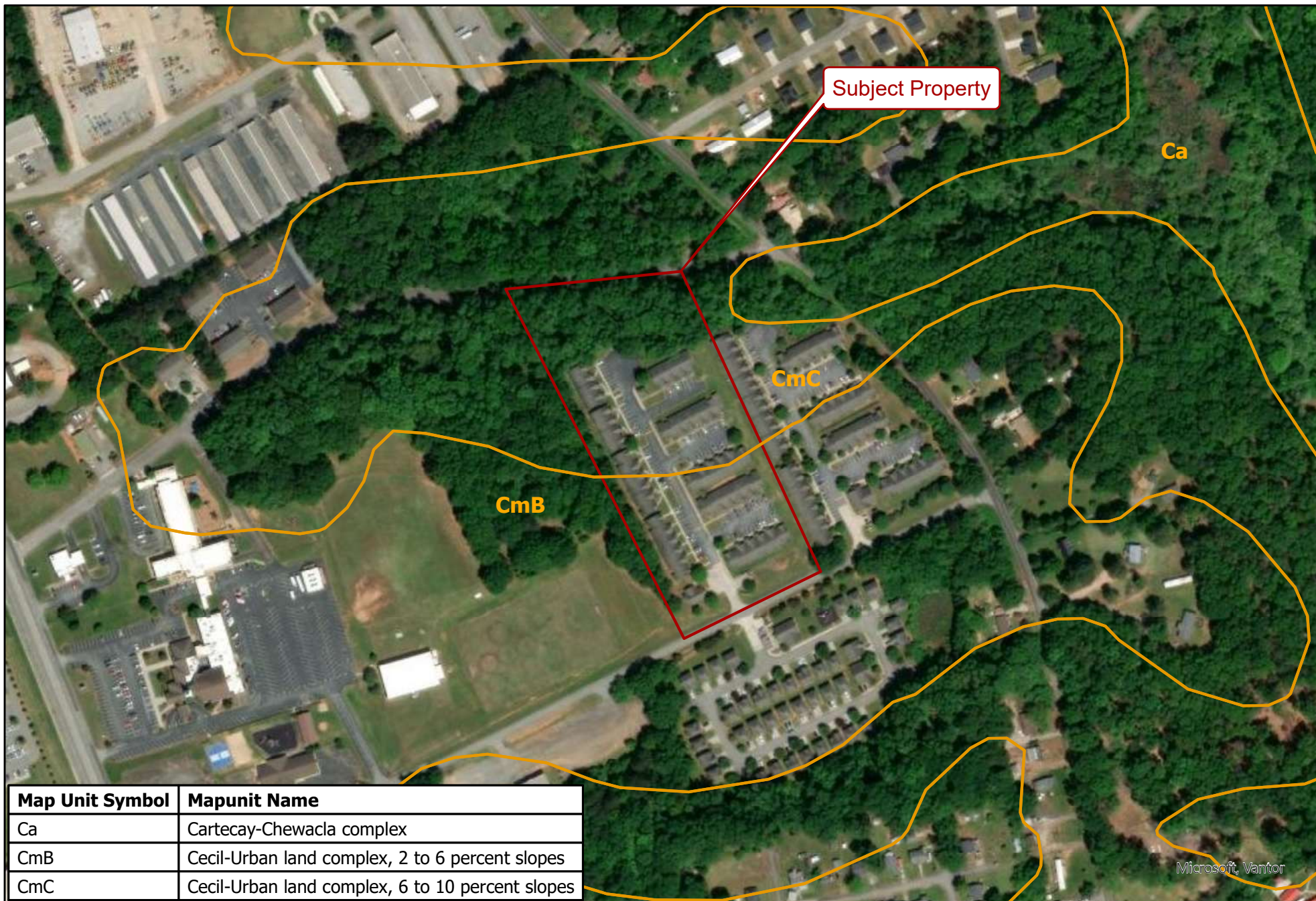
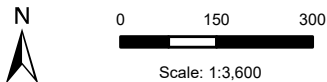
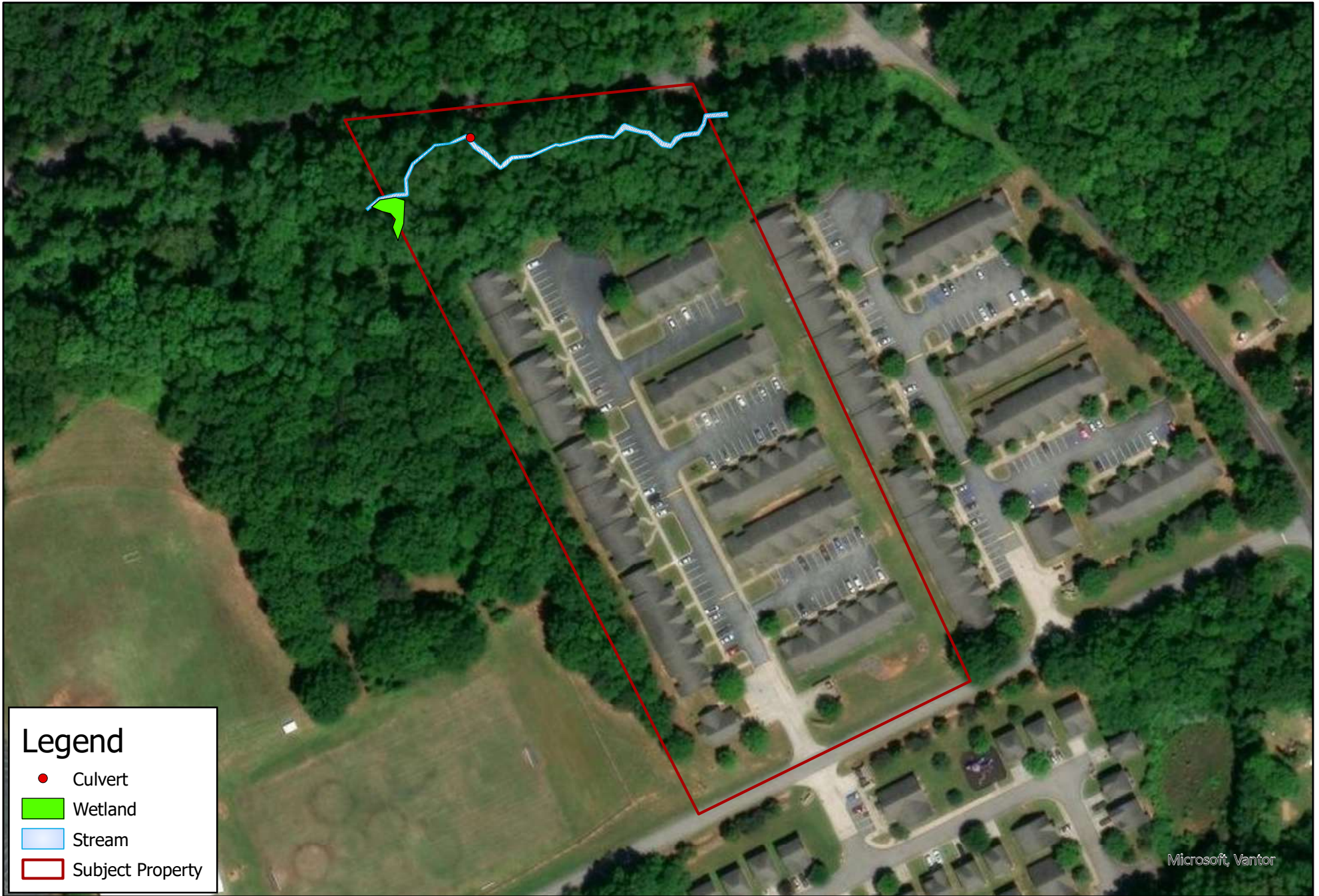


	Figure Scale  Scale: 1:3,600		Prepared By: DSB	Figure Title: USDA Soil Survey Map	FIG. 4
			Reviewed By: MGA	Project Name: Kingston Pointe	
			Creation Date: Apr 14, 2026	Project No.: VNTGD-26-SC-10315-01	
			Review Date: Apr 27, 2026	Client: Vantage Management, LLC	

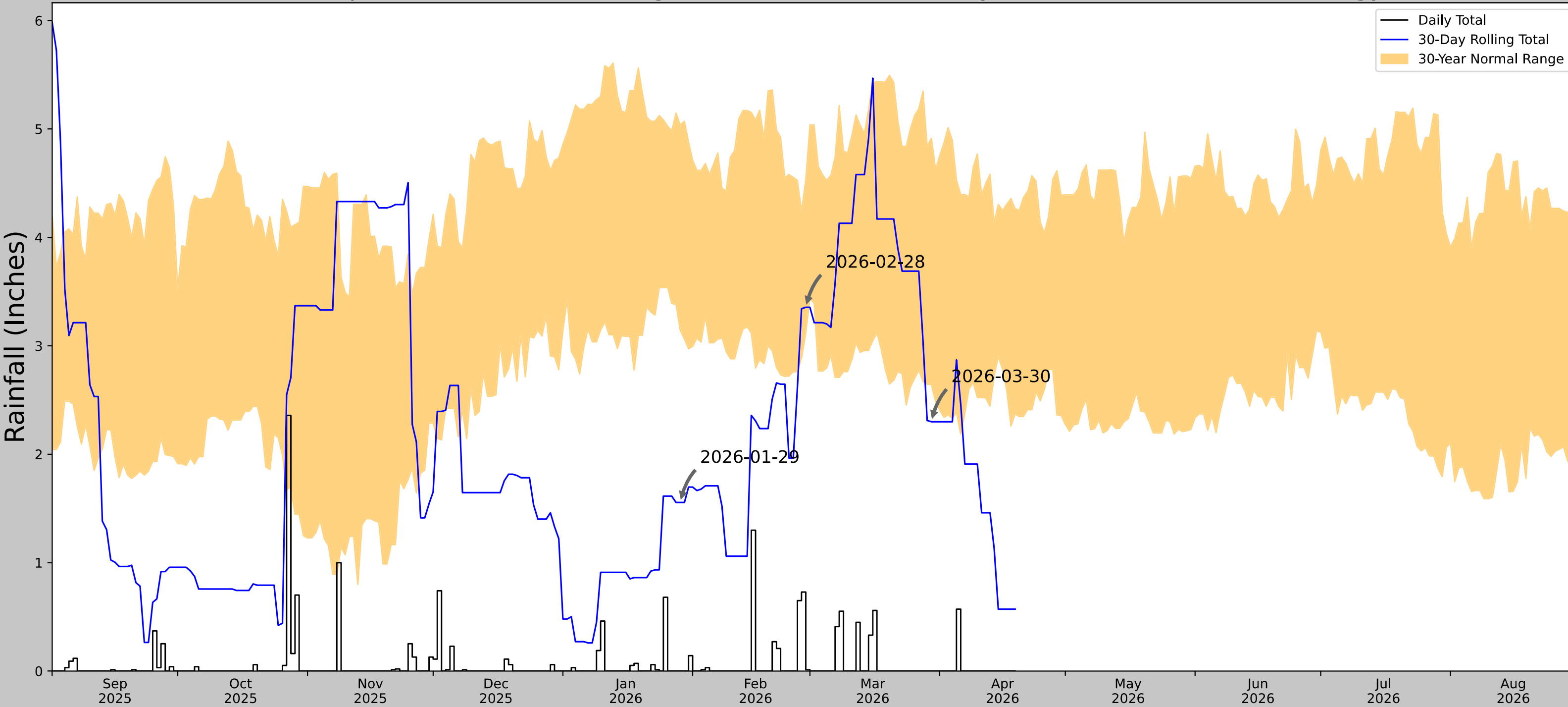


Legend

- Culvert
- Wetland
- Stream
- Subject Property

 UNITED CONSULTING	 Figure Scale 0 75 150 Scale: 1:1,800	Prepared By: DSB	Figure Title: Preliminary Aquatic Features Map	FIG. 5
		Reviewed By: MGA	Project Name: Kingston Pointe	
		Creation Date: Apr 21, 2026	Project No.: VNTGD-26-SC-10315-01	
		Review Date: Apr 27, 2026	Client: Vantage Management, LLC	

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



Coordinates	34.50821, -82.68091
Observation Date	2026-03-30
Elevation (ft)	735.317
Drought Index (PDSI)	Extreme drought
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
2026-03-30	2.645276	4.91378	2.299213	Dry	1	3	3
2026-02-28	3.116929	4.536614	3.354331	Normal	2	2	4
2026-01-29	3.147244	5.035433	1.555118	Dry	1	1	1
Result							Drier than Normal - 8



US Army Corps of Engineers



ERDC

Figures and tables made by the
Antecedent Precipitation Tool
Version 3.0

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

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
ANDERSON FAA AP	34.4981, -82.7092	767.06	1.756	31.743	0.846	11351	90
ANDERSON	34.5283, -82.6608	799.869	3.456	32.809	1.669	1	0
ANDERSON 3.7 NW	34.5621, -82.6846	725.066	4.638	41.994	2.282	1	0



Photo: On site perennial stream.



Photo: On site perennial stream.



Photo: On site perennial stream.



Photo: On site wetland area.



**UNITED
CONSULTING**

625 HOLCOMB BRIDGE ROAD
NORCROSS, GEORGIA 30071
770-209-0029 FAX: 770-582-2900
WWW.UNITEDCONSULTING.COM
COPYRIGHT © UNITED CONSULTING GROUP, LTD

Property:	Kingston Pointe
Location:	Putt Putt Drive, Anderson, SC
Client:	Vantage Management, LLC
Project Number:	VNTGD-26-SC-10315-01

**Site
Photographs**

EXHIBIT W

Identification of Wetlands

Development: Kingston Pointe

Development Location: Putt Putt Drive (101 Fyffe Drive)

County: Anderson Acres: 6.00

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

 X 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 0.02 (acres) in size.

I have attached a National Wetlands Inventory (NWI) map identifying the development location.


Signature and Certification of Development Owner

Vantage Management, LLC
Name of Developer

3/23/2026
Date