



May 5, 2026

To: Charlie Eisenberg, Senior Project Manager, OAHS

Re: Wetland Delineation
Manning Gardens Apartment Homes
Clarendon County, SC

Vanasse Hangen Brustlin, Inc. (VHB) is under contract with Orbach Affordable Housing Solutions (OAHS) to investigate the Manning Gardens Apartment Homes property for the presence or absence of potentially jurisdictional wetlands, in support of a low-income housing tax credit application for the property. The project is located at 214 Alfred Henry Street in Manning, South Carolina. We conducted a desktop review and subsequent on-site evaluation of the project area for the potential presence of aquatic resources. The following letter report contains a synopsis of our findings.

We reviewed the following data sources:

- Current U.S. Geological Survey (USGS) topographic map (Figure 2)
- U.S. Fish and Wildlife Service National Wetlands Inventory GIS database (Figure 3)
- Recent aerial imagery (Figure 3)
- Natural Resources Conservation Service (NRCS) Web Soil Survey report for the property

If you have any questions, please do not hesitate to contact me at (919) 754-5019 or hsmith@vhb.com if you have any questions or concerns.

Sincerely,
VHB

A handwritten signature in black ink, appearing to read "H. Smith", with a stylized flourish at the end.

Heather Smith, LSS
Senior Environmental Scientist

Manning Gardens Apartment Homes Clarendon County, SC

PROJECT DESCRIPTION AND SETTING

The evaluated project area is an existing apartment complex located in the city of Manning, in eastern South Carolina (Figure 1). Land use within the study area is primarily single family residential, and the eastern portion of the property is forested.

STREAMS, PONDS, AND WETLANDS

The proposed project study area was evaluated for the potential presence of jurisdictional streams, ponds, and wetlands through a desktop assessment and an on-site delineation.

USGS Quadrangle:

The USGS National map shows an intermittent stream on the property (Figure 2).

National Wetland Inventory:

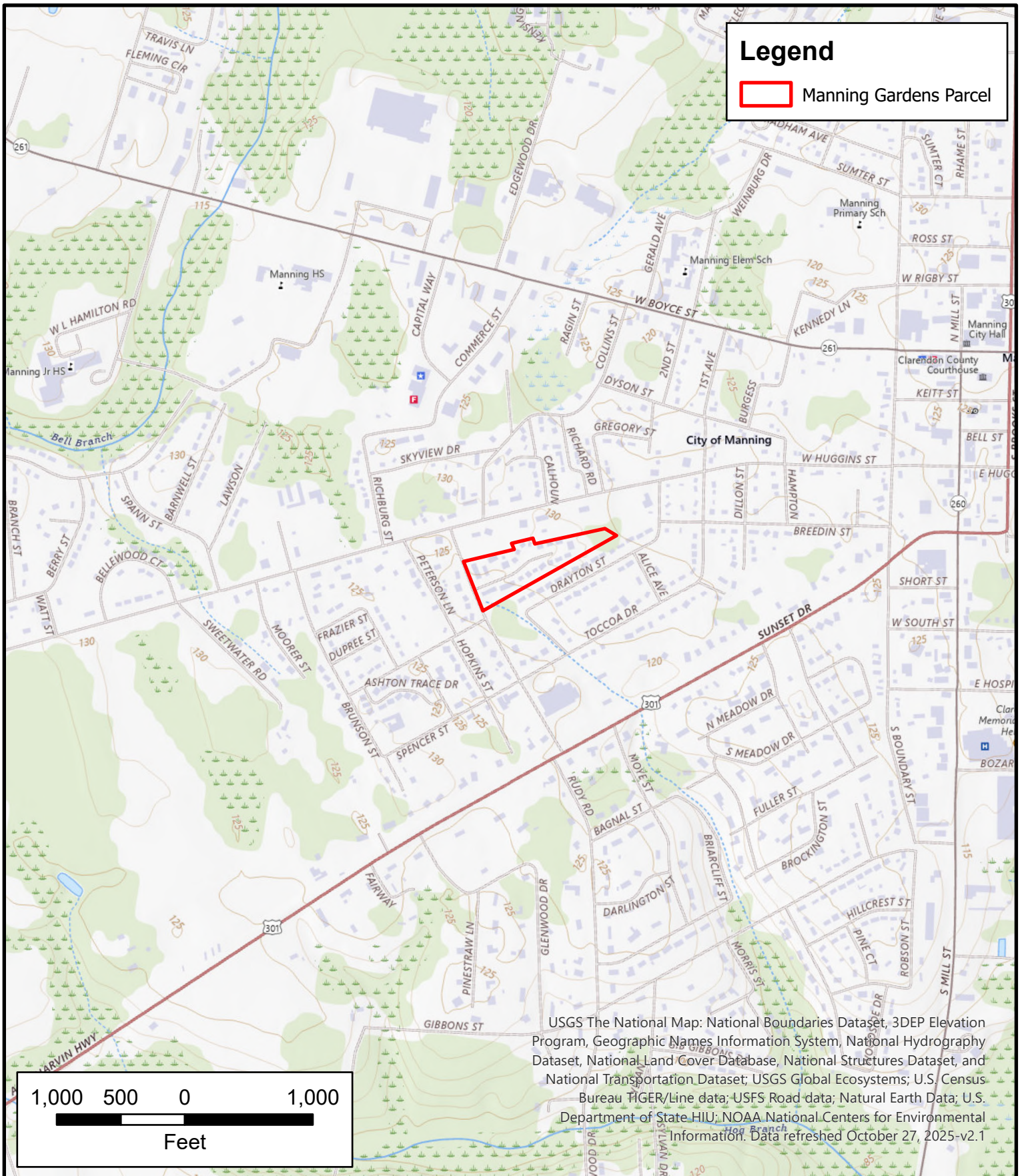
The U.S. Fish and Wildlife Service's National Wetland Inventory GIS data shows a riverine feature on the property (Figure 3).

On-site Delineation:

VHB conducted a delineation to identify aquatic resources on the property. Senior Environmental Scientist Heather Smith (21 years of experience, Soil Scientist licensed in North Carolina and Virginia) and Environmental Scientist Jackson Hunt, WPIT (4 years of experience) reviewed the property for the potential presence of aquatic resources. Areas having hydric soils, hydrophytic vegetation, and wetland hydrology were identified as wetlands and were delineated with sequentially numbered flagging. Such areas meet the definition of a wetland according to the 1987 U.S. Army Corps of Engineers Wetlands Delineation Manual and its subsequent revisions and regional supplements, including the 1989 Federal Manual for Identifying and Delineating Jurisdictional Wetlands. Each flag was located using a sub-meter capable GPS unit (Figure 4). Streams were identified based on methodology described in the North Carolina Division of Water Quality's September 2010 publication Methodology for Identification of Intermittent and Perennial Streams and Their Origins, Version 4.11.

The on-site delineation verified the presence of one wetland (Wetland A), in the area of the USGS intermittent stream and NWI feature, on the property (Figure 4). ***Wetland A accounts for approximately 0.009 acres, or 0.134%, of the 6.735-acre property.***

FIGURES



Prepared For



**USGS MAP
OAHs
MANNING GARDENS PROPERTY**

May 2026
USGS National Map

Prepared By



**Figure
2**

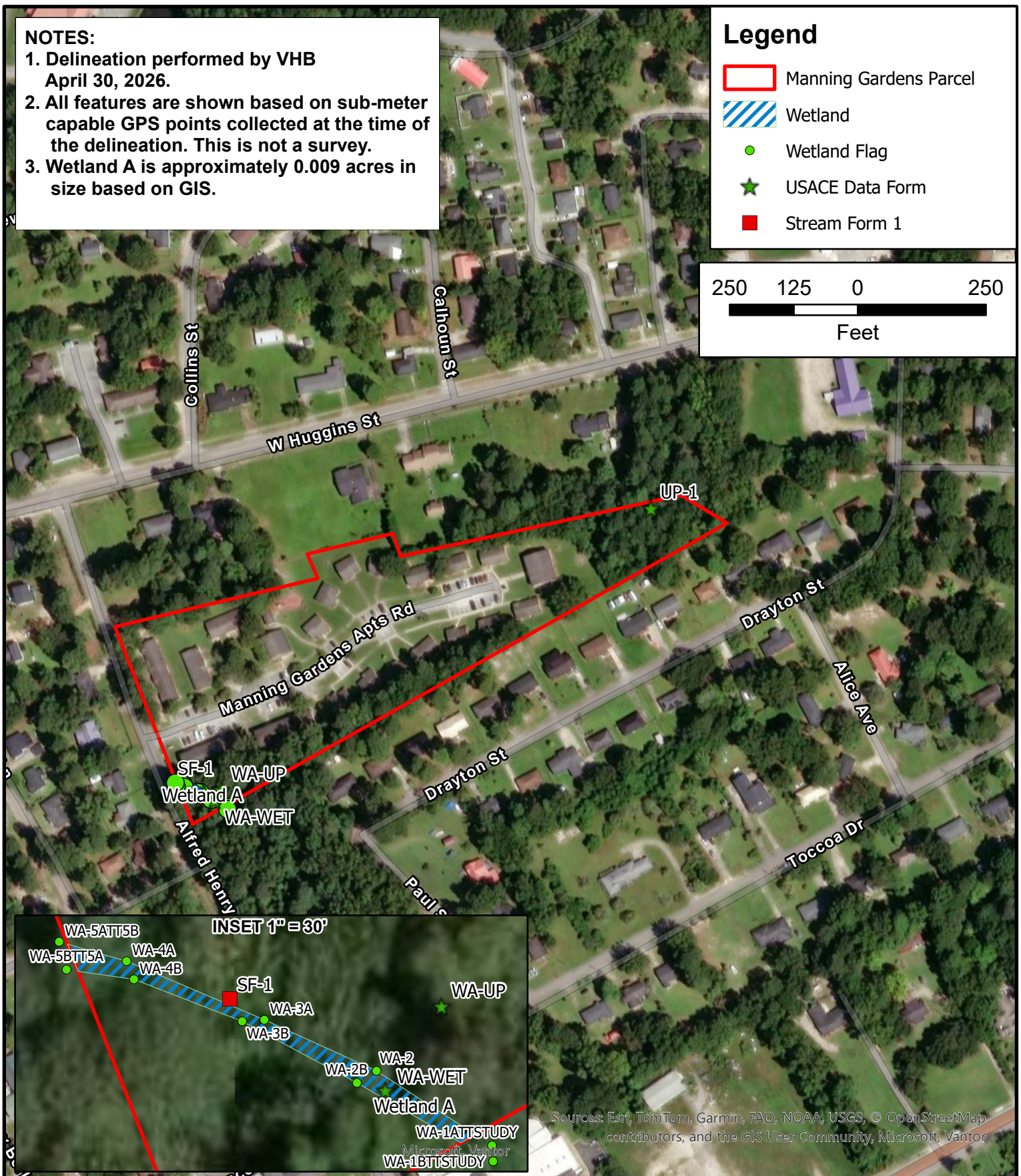
NOTES:

1. Delineation performed by VHB
April 30, 2026.
2. All features are shown based on sub-meter capable GPS points collected at the time of the delineation. This is not a survey.
3. Wetland A is approximately 0.009 acres in size based on GIS.

Legend

-  Manning Gardens Parcel
-  Wetland
-  Wetland Flag
-  USACE Data Form
-  Stream Form 1

250 125 0 250
Feet



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DELINEATION SKETCH MAP OAHS MANNING GARDENS PROPERTY

May 2026

ESRI Aerial Basemap

Prepared By



Figure
4

DATA FORMS

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region See ERDC/EL TR-10-20; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 9/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: Manning Gardens Apartment Homes City/County: Manning/Clarendon Sampling Date: 4/30/26
Applicant/Owner: Orbach Affordable Housing Solutions State: SC Sampling Point: WA-WET
Investigator(s): Jackson Hunt & Heather Smith, LSS Section, Township, Range: N/A
Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 1-2
Subregion (LRR or MLRA): LRR P, MLRA 133A Lat: 33.689857 Long: -80.224153 Datum: NAD 83
Soil Map Unit Name: Rains sandy loam NWI classification: R4SBC
Are climatic / hydrologic conditions on the site typical for this time of year? Yes No X (If no, explain in Remarks.)
Are Vegetation X, Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No X
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 <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u>
Hydric Soil Present? Yes <u>X</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	

Remarks:
The Antecedent Precipitation Tool indicates "drier than normal" precipitation conditions and a mild drought occurring at the time of the delineation.

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators</u> (minimum of one is required; check all that apply) <u> </u> Surface Water (A1) <u> </u> Aquatic Fauna (B13) <u> </u> High Water Table (A2) <u> </u> Marl Deposits (B15) (LRR U) <u> </u> Saturation (A3) <u> </u> Hydrogen Sulfide Odor (C1) <u> </u> Water Marks (B1) <u>X</u> Oxidized Rhizospheres on Living Roots (C3) <u> </u> Sediment Deposits (B2) <u> </u> Presence of Reduced Iron (C4) <u> </u> Drift Deposits (B3) <u> </u> Recent Iron Reduction in Tilled Soils (C6) <u> </u> Algal Mat or Crust (B4) <u> </u> Thin Muck Surface (C7) <u> </u> Iron Deposits (B5) <u> </u> Other (Explain in Remarks) <u> </u> Inundation Visible on Aerial Imagery (B7) <u>X</u> Water-Stained Leaves (B9)	<u>Secondary Indicators</u> (minimum of two required) <u> </u> Surface Soil Cracks (B6) <u> </u> Sparsely Vegetated Concave Surface (B8) <u> </u> Drainage Patterns (B10) <u> </u> Moss Trim Lines (B16) <u> </u> Dry-Season Water Table (C2) <u> </u> Crayfish Burrows (C8) <u> </u> Saturation Visible on Aerial Imagery (C9) <u> </u> Geomorphic Position (D2) <u> </u> Shallow Aquitard (D3) <u>X</u> FAC-Neutral Test (D5) <u> </u> Sphagnum Moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Water Table Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Saturation Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No <u> </u>
Describe Recorded Data (stream gage, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

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

 Sampling Point: WA-WET

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. No rooted trees				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>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>80.0%</u> (A/B)																
2. _____																				
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
8. _____																				
			<u> </u> = Total Cover	Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th style="text-align: left;">Total % Cover of:</th> <th style="text-align: left;">Multiply by:</th> </tr> <tr> <td>OBL species <u>40</u></td> <td>x 1 = <u>40</u></td> </tr> <tr> <td>FACW species <u>5</u></td> <td>x 2 = <u>10</u></td> </tr> <tr> <td>FAC species <u>5</u></td> <td>x 3 = <u>15</u></td> </tr> <tr> <td>FACU species <u>5</u></td> <td>x 4 = <u>20</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>55</u> (A)</td> <td><u>85</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>1.55</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>40</u>	x 1 = <u>40</u>	FACW species <u>5</u>	x 2 = <u>10</u>	FAC species <u>5</u>	x 3 = <u>15</u>	FACU species <u>5</u>	x 4 = <u>20</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>55</u> (A)	<u>85</u> (B)	Prevalence Index = B/A = <u>1.55</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>40</u>	x 1 = <u>40</u>																			
FACW species <u>5</u>	x 2 = <u>10</u>																			
FAC species <u>5</u>	x 3 = <u>15</u>																			
FACU species <u>5</u>	x 4 = <u>20</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>55</u> (A)	<u>85</u> (B)																			
Prevalence Index = B/A = <u>1.55</u>																				
50% of total cover: _____			20% of total cover: _____																	
Sapling/Shrub Stratum (Plot size: <u>30'</u>)																				
1. <i>Populus heterophylla</i>	<u>30</u>	<u>Yes</u>	<u>OBL</u>	Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain)																
2. _____																				
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
8. _____																				
			<u>30</u> = Total Cover																	
50% of total cover: <u>15</u>			20% of total cover: <u>6</u>																	
Herb Stratum (Plot size: <u>30'</u>)																				
1. <i>Murdannia keisak</i>	<u>10</u>	<u>Yes</u>	<u>OBL</u>	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. Definitions of Four Vegetation Strata: Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody Vine – All woody vines greater than 3.28 ft in height.																
2. <i>Onoclea sensibilis</i>	<u>5</u>	<u>Yes</u>	<u>FACW</u>																	
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
8. _____																				
9. _____																				
10. _____																				
11. _____																				
12. _____																				
			<u>15</u> = Total Cover																	
50% of total cover: <u>8</u>			20% of total cover: <u>3</u>																	
Woody Vine Stratum (Plot size: <u>30'</u>)																				
1. <i>Toxicodendron radicans</i>	<u>5</u>	<u>Yes</u>	<u>FAC</u>	Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>																
2. <i>Parthenocissus quinquefolia</i>	<u>5</u>	<u>Yes</u>	<u>FACU</u>																	
3. _____																				
4. _____																				
5. _____																				
6. _____																				
7. _____																				
8. _____																				
			<u>10</u> = Total Cover																	
50% of total cover: <u>5</u>			20% of total cover: <u>2</u>																	

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: WA-WET**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-2	10YR 3/2	100					Loamy/Clayey	
2-6	10YR 4/2	80	10YR 6/2	10	RM	M	Sandy	
			10YR 4/6	10	C	PL		Prominent redox concentrations
6-14	10YR 5/2	90	10YR 6/2	5	RM	M	Loamy/Clayey	
			10YR 4/6	5	C	M		Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

☐ Histosol (A1)	☐ Thin Dark Surface (S9) (LRR S, T, U)
☐ Histic Epipedon (A2)	☐ Barrier Islands 1 cm Muck (S12)
☐ Black Histic (A3)	☐ (MLRA 153B, 153D)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (LRR O)
☐ Stratified Layers (A5)	☐ Loamy Gleyed Matrix (F2)
☐ Organic Bodies (A6) (LRR P, T, U)	☒ Depleted Matrix (F3)
☐ 5 cm Mucky Mineral (A7) (LRR P, T, U)	☐ Redox Dark Surface (F6)
☐ Muck Presence (A8) (LRR U)	☐ Depleted Dark Surface (F7)
☐ 1 cm Muck (A9) (LRR P, T)	☐ Redox Depressions (F8)
☒ Depleted Below Dark Surface (A11)	☐ Marl (F10) (LRR U)
☐ Thick Dark Surface (A12)	☐ Depleted Ochric (F11) (MLRA 151)
☐ Coast Prairie Redox (A16) (MLRA 150A)	☐ Iron-Manganese Masses (F12) (LRR O, P, T)
☐ Iron Monosulfide (A18)	☐ Umbric Surface (F13) (LRR P, T, U)
☐ Sandy Mucky 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 Floodplain Soils (F20)
☐ Dark Surface (S7) (LRR P, S, T, U)	☐ (MLRA 149A, 153C, 153D)
☐ Polyvalue Below Surface (S8)	☐ Very Shallow Dark Surface (F22)
☐ (LRR S, T, U)	☐ (MLRA 138, 152A in FL, 154)

Indicators for Problematic Hydric Soils³:

☐ 1 cm Muck (A9) (LRR O)
☐ 2 cm Muck (A10) (LRR S)
☐ Coast Prairie Redox (A16) (MLRA 149A)
☐ Reduced Vertic (F18)
☐ (outside MLRA 150A, 150B)
☐ Piedmont Floodplain Soils (F19) (LRR P, T)
☐ Anomalous Bright Floodplain Soils (F20)
☐ (MLRA 153B)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ (outside MLRA 138, 152A in FL, 154)
☐ 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:

Soil is very dry to touch.

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region See ERDC/EL TR-10-20; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 9/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: Manning Gardens Apartment Homes City/County: Manning/Clarendon Sampling Date: 4/30/26
Applicant/Owner: Orbach Affordable Housing Solutions State: SC Sampling Point: WA-UP
Investigator(s): Jackson Hunt & Heather Smith, LSS Section, Township, Range: N/A
Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): flat Slope (%): 1-2
Subregion (LRR or MLRA): LRR P, MLRA 133A Lat: 33.689857 Long: -80.224153 Datum: NAD 83
Soil Map Unit Name: Rains sandy loam NWI classification: R4SBC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No X (If no, explain in Remarks.)
Are Vegetation X , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No X
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 <u> X </u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u> X </u>
Hydric Soil Present? Yes <u> </u> No <u> X </u>	
Wetland Hydrology Present? Yes <u> </u> No <u> X </u>	

Remarks:
The Antecedent Precipitation Tool indicates "drier than normal" precipitation conditions and a mild drought occurring at the time of the delineation. This area would not meet wetland criteria during normal rainfall conditions due to the lack hydric soils.

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <u> </u> Surface Water (A1) <u> </u> Aquatic Fauna (B13) <u> </u> High Water Table (A2) <u> </u> Marl Deposits (B15) (LRR U) <u> </u> Saturation (A3) <u> </u> Hydrogen Sulfide Odor (C1) <u> </u> Water Marks (B1) <u> </u> Oxidized Rhizospheres on Living Roots (C3) <u> </u> Sediment Deposits (B2) <u> </u> Presence of Reduced Iron (C4) <u> </u> Drift Deposits (B3) <u> </u> Recent Iron Reduction in Tilled Soils (C6) <u> </u> Algal Mat or Crust (B4) <u> </u> Thin Muck Surface (C7) <u> </u> Iron Deposits (B5) <u> </u> Other (Explain in Remarks) <u> </u> Inundation Visible on Aerial Imagery (B7) <u> </u> Water-Stained Leaves (B9)	<u>Secondary Indicators (minimum of two required)</u> <u> </u> Surface Soil Cracks (B6) <u> </u> Sparsely Vegetated Concave Surface (B8) <u> </u> Drainage Patterns (B10) <u> </u> Moss Trim Lines (B16) <u> </u> Dry-Season Water Table (C2) <u> </u> Crayfish Burrows (C8) <u> </u> Saturation Visible on Aerial Imagery (C9) <u> X </u> Geomorphic Position (D2) <u> </u> Shallow Aquitard (D3) <u> </u> FAC-Neutral Test (D5) <u> </u> Sphagnum Moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes <u> </u> No <u> X </u> Depth (inches): <u> </u> Water Table Present? Yes <u> </u> No <u> X </u> Depth (inches): <u> </u> Saturation Present? Yes <u> </u> No <u> X </u> Depth (inches): <u> </u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u> </u> No <u> X </u>
Describe Recorded Data (stream gage, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

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

 Sampling Point: WA-UP

Tree Stratum (Plot size: <u>30'</u>)		Absolute % Cover	Dominant Species?	Indicator Status
1.	<u>Liquidambar styraciflua</u>	<u>40</u>	<u>Yes</u>	<u>FAC</u>
2.	<u>Quercus nigra</u>	<u>2</u>	<u>No</u>	<u>FAC</u>
3.	<u>Populus heterophylla</u>	<u>2</u>	<u>No</u>	<u>OBL</u>
4.				
5.				
6.				
7.				
8.				
		<u>44</u>	=Total Cover	
50% of total cover:		<u>22</u>	20% of total cover:	
			<u>9</u>	

Sapling/Shrub Stratum (Plot size: <u>30'</u>)		Absolute % Cover	Dominant Species?	Indicator Status
1.	<u>Populus heterophylla</u>	<u>20</u>	<u>Yes</u>	<u>OBL</u>
2.	<u>Ligustrum sinense</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>
3.	<u>Magnolia grandiflora</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>
4.	<u>Melia azedarach</u>	<u>5</u>	<u>No</u>	<u>UPL</u>
5.	<u>Liquidambar styraciflua</u>	<u>5</u>	<u>No</u>	<u>FAC</u>
6.				
7.				
8.				
		<u>70</u>	=Total Cover	
50% of total cover:		<u>35</u>	20% of total cover:	
			<u>14</u>	

Herb Stratum (Plot size: <u>30'</u>)		Absolute % Cover	Dominant Species?	Indicator Status
1.	<u>Microstegium vimineum</u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>
2.	<u>Arundinaria tecta</u>	<u>10</u>	<u>No</u>	<u>FACW</u>
3.	<u>Quercus phellos</u>	<u>5</u>	<u>No</u>	<u>FACW</u>
4.	<u>Quercus nigra</u>	<u>5</u>	<u>No</u>	<u>FAC</u>
5.	<u>Solidago rugosa</u>	<u>2</u>	<u>No</u>	<u>FAC</u>
6.	<u>Fragaria virginiana</u>	<u>2</u>	<u>No</u>	<u>FACU</u>
7.				
8.				
9.				
10.				
11.				
12.				
		<u>54</u>	=Total Cover	
50% of total cover:		<u>27</u>	20% of total cover:	
			<u>11</u>	

Woody Vine Stratum (Plot size: <u>30'</u>)		Absolute % Cover	Dominant Species?	Indicator Status
1.	<u>Vitis rotundifolia</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>
2.	<u>Smilax rotundifolia</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>
3.	<u>Parthenocissus quinquefolia</u>	<u>10</u>	<u>No</u>	<u>FACU</u>
4.	<u>Rubus argutus</u>	<u>5</u>	<u>No</u>	<u>FAC</u>
5.	<u>Toxicodendron radicans</u>	<u>5</u>	<u>No</u>	<u>FAC</u>
		<u>60</u>	=Total Cover	
50% of total cover:		<u>30</u>	20% of total cover:	
			<u>12</u>	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 7 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>22</u>	x 1 = <u>22</u>
FACW species <u>15</u>	x 2 = <u>30</u>
FAC species <u>174</u>	x 3 = <u>522</u>
FACU species <u>12</u>	x 4 = <u>48</u>
UPL species <u>5</u>	x 5 = <u>25</u>
Column Totals: <u>228</u> (A)	<u>647</u> (B)
Prevalence Index = B/A = <u>2.84</u>	

Hydrophytic Vegetation Indicators:

1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0¹

Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present?

Yes X No

Remarks: (If observed, list morphological adaptations below.)

SOIL

Sampling Point: WA-UP**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-4	10YR 3/2	100					Loamy/Clayey	
4-8	10YR 4/2	100					Sandy	
8-14	10YR 5/2	100					Sandy	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

☐ Histosol (A1)	☐ Thin Dark Surface (S9) (LRR S, T, U)
☐ Histic Epipedon (A2)	☐ Barrier Islands 1 cm Muck (S12)
☐ Black Histic (A3)	(MLRA 153B, 153D)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (LRR O)
☐ Stratified Layers (A5)	☐ Loamy Gleyed Matrix (F2)
☐ Organic Bodies (A6) (LRR P, T, U)	☐ Depleted Matrix (F3)
☐ 5 cm Mucky Mineral (A7) (LRR P, T, U)	☐ Redox Dark Surface (F6)
☐ Muck Presence (A8) (LRR U)	☐ Depleted Dark Surface (F7)
☐ 1 cm Muck (A9) (LRR P, T)	☐ Redox Depressions (F8)
☐ Depleted Below Dark Surface (A11)	☐ Marl (F10) (LRR U)
☐ Thick Dark Surface (A12)	☐ Depleted Ochric (F11) (MLRA 151)
☐ Coast Prairie Redox (A16) (MLRA 150A)	☐ Iron-Manganese Masses (F12) (LRR O, P, T)
☐ Iron Monosulfide (A18)	☐ Umbric Surface (F13) (LRR P, T, U)
☐ Sandy Mucky 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 Floodplain Soils (F20)
☐ Dark Surface (S7) (LRR P, S, T, U)	(MLRA 149A, 153C, 153D)
☐ Polyvalue Below Surface (S8)	☐ Very Shallow Dark Surface (F22)
(LRR S, T, U)	(MLRA 138, 152A in FL, 154)

Indicators for Problematic Hydric Soils³:

☐ 1 cm Muck (A9) (LRR O)
☐ 2 cm Muck (A10) (LRR S)
☐ Coast Prairie Redox (A16) (MLRA 149A)
☐ Reduced Vertic (F18)
(outside MLRA 150A, 150B)
☐ Piedmont Floodplain Soils (F19) (LRR P, T)
☐ Anomalous Bright Floodplain Soils (F20)
(MLRA 153B)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
(outside MLRA 138, 152A in FL, 154)
☐ 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 X

Remarks:

Soil is very dry to touch.

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Atlantic and Gulf Coastal Plain Region See ERDC/EL TR-10-20; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 9/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: Manning Gardens Apartment Homes City/County: Manning/Clarendon Sampling Date: 4/30/26
Applicant/Owner: Orbach Affordable Housing Solutions State: SC Sampling Point: Up-1
Investigator(s): Jackson Hunt & Heather Smith, LSS Section, Township, Range: N/A
Landform (hillside, terrace, etc.): flat Local relief (concave, convex, none): flat Slope (%): 1-2
Subregion (LRR or MLRA): LRR P, MLRA 133A Lat: 33.691380 Long: -80.221998 Datum: NAD 83
Soil Map Unit Name: Dothan loamy fine sand, 0-2% slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No X (If no, explain in Remarks.)
Are Vegetation X, Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No X
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 <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Hydric Soil Present? Yes <u> </u> No <u>X</u>	
Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	

Remarks:
The Antecedent Precipitation Tool indicates "drier than normal" precipitation conditions and a mild drought occurring at the time of the delineation. This area would not meet wetland criteria during normal rainfall conditions due to the lack hydric soils.

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <u> </u> Surface Water (A1) <u> </u> Aquatic Fauna (B13) <u> </u> High Water Table (A2) <u> </u> Marl Deposits (B15) (LRR U) <u> </u> Saturation (A3) <u> </u> Hydrogen Sulfide Odor (C1) <u> </u> Water Marks (B1) <u> </u> Oxidized Rhizospheres on Living Roots (C3) <u> </u> Sediment Deposits (B2) <u> </u> Presence of Reduced Iron (C4) <u> </u> Drift Deposits (B3) <u> </u> Recent Iron Reduction in Tilled Soils (C6) <u> </u> Algal Mat or Crust (B4) <u> </u> Thin Muck Surface (C7) <u> </u> Iron Deposits (B5) <u> </u> Other (Explain in Remarks) <u> </u> Inundation Visible on Aerial Imagery (B7) <u> </u> Water-Stained Leaves (B9)	<u>Secondary Indicators (minimum of two required)</u> <u> </u> Surface Soil Cracks (B6) <u> </u> Sparsely Vegetated Concave Surface (B8) <u> </u> Drainage Patterns (B10) <u> </u> Moss Trim Lines (B16) <u> </u> Dry-Season Water Table (C2) <u> </u> Crayfish Burrows (C8) <u> </u> Saturation Visible on Aerial Imagery (C9) <u> </u> Geomorphic Position (D2) <u> </u> Shallow Aquitard (D3) <u> </u> FAC-Neutral Test (D5) <u> </u> Sphagnum Moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Water Table Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Saturation Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u> </u> No <u>X</u>
Describe Recorded Data (stream gage, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

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

 Sampling Point: Up-1

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u><i>Pinus taeda</i></u>	40	Yes	FAC	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>7</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>77.8%</u> (A/B)																
2. <u><i>Liquidambar styraciflua</i></u>	25	Yes	FAC																	
3. <u><i>Quercus phellos</i></u>	10	No	FACW																	
4. _____																				
5. _____																				
6. _____																				
7. _____																				
8. _____																				
75 = Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th style="text-align: left;">Total % Cover of:</th> <th style="text-align: left;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>27</u></td> <td>x 2 = <u>54</u></td> </tr> <tr> <td>FAC species <u>145</u></td> <td>x 3 = <u>435</u></td> </tr> <tr> <td>FACU species <u>10</u></td> <td>x 4 = <u>40</u></td> </tr> <tr> <td>UPL species <u>20</u></td> <td>x 5 = <u>100</u></td> </tr> <tr> <td>Column Totals: <u>202</u> (A)</td> <td><u>629</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>3.11</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>27</u>	x 2 = <u>54</u>	FAC species <u>145</u>	x 3 = <u>435</u>	FACU species <u>10</u>	x 4 = <u>40</u>	UPL species <u>20</u>	x 5 = <u>100</u>	Column Totals: <u>202</u> (A)	<u>629</u> (B)	Prevalence Index = B/A = <u>3.11</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
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UPL species <u>20</u>	x 5 = <u>100</u>																			
Column Totals: <u>202</u> (A)	<u>629</u> (B)																			
Prevalence Index = B/A = <u>3.11</u>																				
50% of total cover: <u>38</u> 20% of total cover: <u>15</u>																				
Sapling/Shrub Stratum (Plot size: <u>30'</u>)																				
1. <u><i>Magnolia grandiflora</i></u>	40	Yes	FAC																	
2. <u><i>Castanea mollissima</i></u>	20	Yes	UPL																	
3. <u><i>Quercus phellos</i></u>	10	No	FACW																	
4. _____																				
5. _____																				
6. _____																				
7. _____																				
8. _____																				
70 = Total Cover																				
50% of total cover: <u>35</u> 20% of total cover: <u>14</u>																				
Herb Stratum (Plot size: <u>30'</u>)																				
1. <u><i>Polystichum acrostichoides</i></u>	5	Yes	FACU																	
2. <u><i>Quercus nigra</i></u>	5	Yes	FAC																	
3. <u><i>Quercus phellos</i></u>	5	Yes	FACW																	
4. _____																				
5. _____																				
6. _____																				
7. _____																				
8. _____																				
9. _____																				
10. _____																				
11. _____																				
12. _____																				
15 = Total Cover																				
50% of total cover: <u>8</u> 20% of total cover: <u>3</u>																				
Woody Vine Stratum (Plot size: <u>30'</u>)																				
1. <u><i>Vitis rotundifolia</i></u>	25	Yes	FAC																	
2. <u><i>Smilax rotundifolia</i></u>	10	Yes	FAC																	
3. <u><i>Lonicera japonica</i></u>	5	No	FACU																	
4. <u><i>Smilax laurifolia</i></u>	2	No	FACW																	
5. _____																				
42 = Total Cover																				
50% of total cover: <u>21</u> 20% of total cover: <u>9</u>																				

Remarks: (If observed, list morphological adaptations below.)

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Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present?

Yes X No _____

SOIL

Sampling Point: Up-1

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

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-1	10YR 3/2	100					Loamy/Clayey	
1-14	10YR 4/3	100					Loamy/Clayey	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

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☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (LRR O)
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☐ Organic Bodies (A6) (LRR P, T, U)	☐ Depleted Matrix (F3)
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☐ Muck Presence (A8) (LRR U)	☐ Depleted Dark Surface (F7)
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☐ Depleted Below Dark Surface (A11)	☐ Marl (F10) (LRR U)
☐ Thick Dark Surface (A12)	☐ Depleted Ochric (F11) (MLRA 151)
☐ Coast Prairie Redox (A16) (MLRA 150A)	☐ Iron-Manganese Masses (F12) (LRR O, P, T)
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(outside MLRA 150A, 150B)
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(MLRA 153B)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
(outside MLRA 138, 152A in FL, 154)
☐ 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 X

Remarks:

Soil is very dry to touch.

**NC Division of Water Quality - Methodology For Identification of Intermittent and
Perennial Streams and Their Origins v. 4.11**

NC DWQ Stream Identification Form Version 4.11

Date: 4/30/2026	Project/Site: OAHS/Manning Gardens	Latitude: 33.68986°
Evaluator: Heather Smith, Jackson Hunt, VHB	County: Manning, SC	Longitude: -80.22415°
Total Points: 14.25 Stream is at least intermittent if ≥ 19 or perennial if ≥ 30*	Stream Determination (Circle one) Ephemeral	Other: Stream Form 1 (SF1)

A. Geomorphology (Subtotal = 4)	Absent	Weak	Moderate	Strong
1a. Continuity of channel bed and bank	0	1	2	3
2. Sinuosity of channel along thalweg	0	1	2	3
3. In-channel structure: ex. riffle-pool, step-pool, riffle-pool sequence	0	1	2	3
4. Particle size of stream substrate	0	1	2	3
5. Active/relict floodplain	0	1	2	3
6. Depositional bars or benches	0	1	2	3
7. Recent alluvial deposits	0	1	2	3
8. Headcuts	0	1	2	3
9. Grade control	0	0.5	1	1.5
10. Natural valley	0	0.5	1	1.5
11. Second or greater order channel	No = 0		Yes = 3	

^a artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 4.5)

12. Presence of Baseflow	0	1	2	3
13. Iron oxidizing bacteria	0	1	2	3
14. Leaf litter	1.5	1	0.5	0
15. Sediment on plants or debris	0	0.5	1	1.5
16. Organic debris lines or piles	0	0.5	1	1.5
17. Soil-based evidence of high water table?	No = 0		Yes = 3	

C. Biology (Subtotal = 5.75)

18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macroinvertebrates (note diversity and abundance)	0	1	2	3
21. Aquatic Mollusks	0	1	2	3
22. Fish	0	0.5	1	1.5
23. Crayfish	0	0.5	1	1.5
24. Amphibians	0	0.5	1	1.5
25. Algae	0	0.5	1	1.5
26. Wetland plants in streambed	FAC=0.5	FACW=0.75	OBL=1.5	SAV=2.0 Other=0

*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes:

Sketch:

SITE PHOTOGRAPHS



Wetland A (WA-Wet)



WA-Up



Upland 1



Stream Form 1 (SF-1)

EXHIBIT W

EXHIBIT W

Identification of Wetlands

Development: Manning Gardens Apartment Homes

Development Location: 214 Alfred Henry Street, Manning, SC 29102

County: Clarendon Acres: 6.735

 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 0.009 (acres) in size.

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

Jay Reinhard

 Digitally signed by Jay Reinhard
Date: 2026.05.12 10:50:36 -04'00'

Signature and Certification of Development Owner

Orbach Affordable Housing Solutions

Name of Developer

5/12/26

Date