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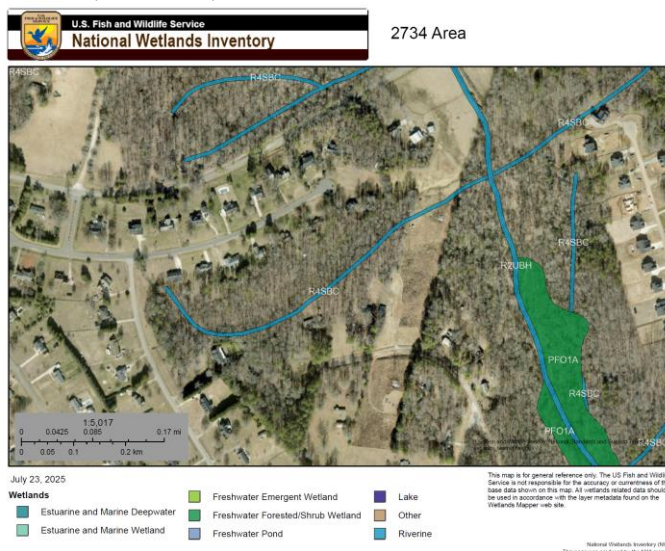
Environmental Architect - Site Design – Land Planning – Residential House Design - Environmental Planning - Project Management – Commercial Design– Interior Design – Landscape Architecture
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July 30, 2025

Mrs. Brandi Freeman
Marketing Coordinator
Remarkable Land, LLC / RLV22, LLC
6115 Owens Street, Suite 201
Dallas, TX 75235
214-556-3309 Brandi's Mobile
855-833-5263 office
brandi@remarkableland.com

Project# 2734

Regarding: **Site consultation; due diligence, research, and report on wetland or jurisdictional wetland / stream for property located in York County tax map number, parcel ID: 499-00-00-001. 5.803 acres. Providence Heights Subdivision, no address, York, SC 29745.**
Owner; RLV22, LLC



Aerial

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than before it."
In God We Trust

"Inspiration usually comes during work, rather

Dear Brandi and Robert:

INTRODUCTION:

The following documentation is the report of my investigation of your request for environmental consulting regarding your property. The location is specified and shown above. The purpose of the request is to investigate the site for environmental factors relating to the possibilities of wetlands and or jurisdictional streams, and to what extent if any.

SERVICES:

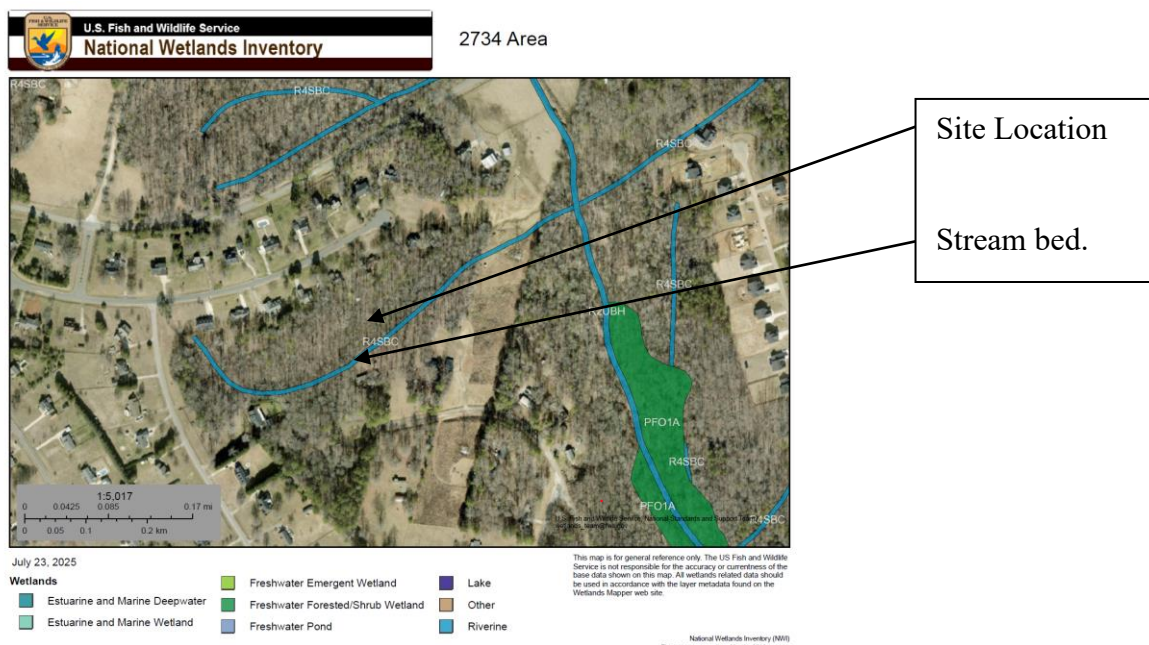
The consulting services performed on the project included due diligence, research of the York County GIS maps, The US Fish and Wildlife Service National Wetlands Inventory website maps, USGS maps, USDA NRCS soil report, onsite and off-site walking, boring of soil for samples as needed, observing the topography, and plant material. At the conclusion of the research provide a statement of findings and a recommendation based on these findings and my professional experience.

THE PURPOSE OF THE SITE ENVIROMENTAL CONSULTING:

The purpose of the following findings and information is to provide an onsite record of the site, findings of a jurisdictional wetland, it's location, and or wetland areas for base inventory. Your development goal on the property is to construct a single-family home, septic system to support the new home, an associated driveway, and motor court.

RESEARCH - SITE MAPS:

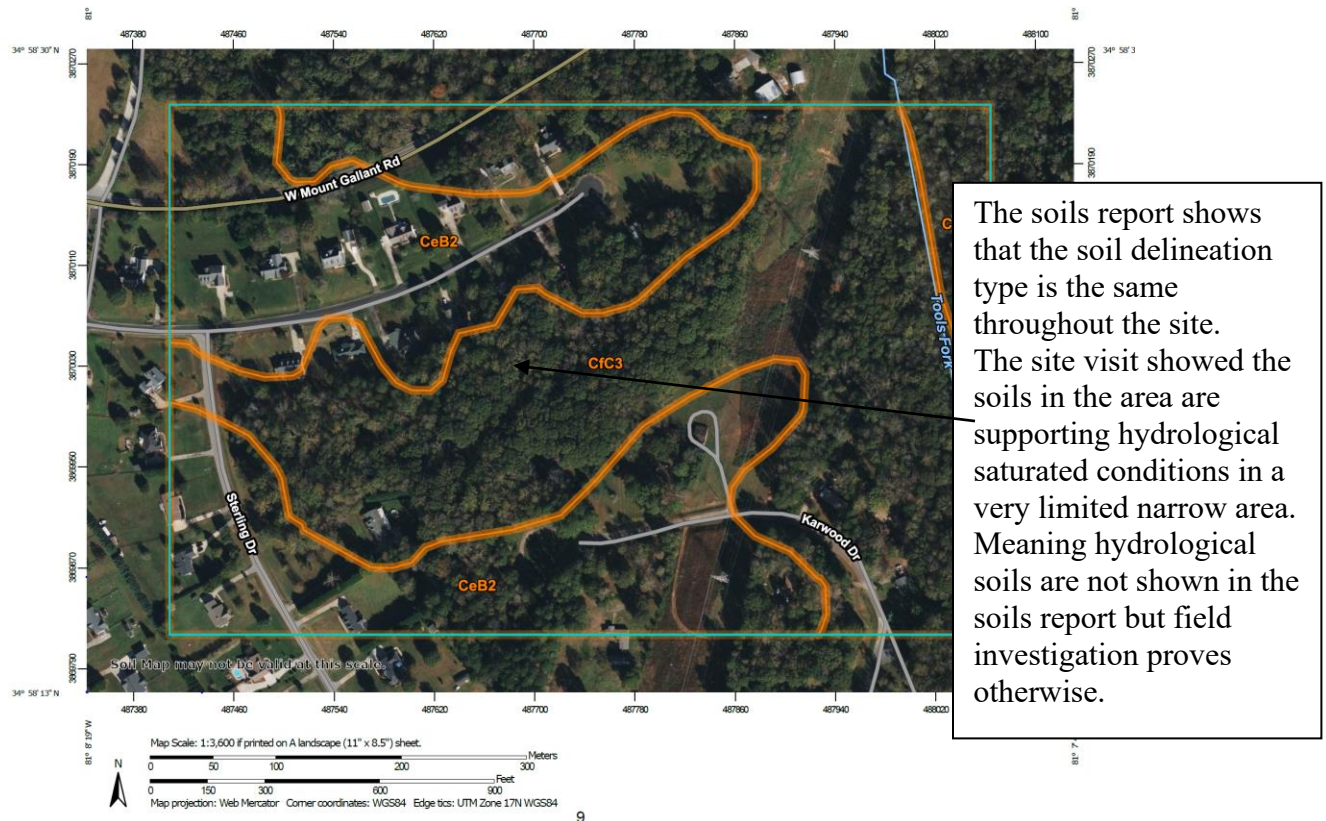
Site Location.



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The site is located near the corner of Providence Place and Sterling Drive in the Providence Heights Subdivision in York County. The watershed is the Catawba River. The site generally slopes to the center of the property and drains northeast. The property is wooded with mixed hardwoods on the high ground and hardwoods in the low drainage area.



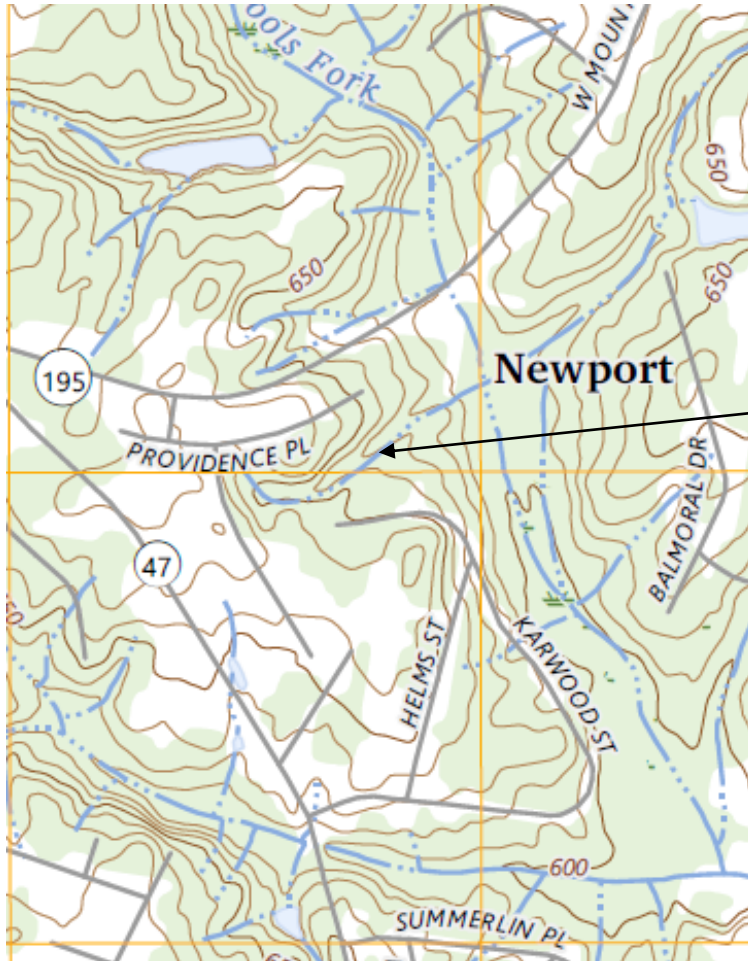
Soils Map.

The soils indicate a CfC3, Cecil clay loam 6-10% slope throughout the whole site. The soil survey does not take into account the drainage area that is sloping 1-2%. The soil survey in this investigation shows no soil associated with wetland hydrological soils. My soil borings did show a 10 – 20" top layer of sandy loam and organic material before going into a more clayey soils. The water table is 20 " below the surface.

Site plan.

The site does not have a proposed site plan as of the time of my investigation.

Part of TIRZAH, S.C. 2024 USGS MAP.



The site location on
USGS Map.

ON SITE INVESTIGATION PHOTOS AND DESCRIPTIONS:

Below are photos of the site. July 29th and 30th, 2025.

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The photo above is northeast at the start of the flat area through the subject area; shows the canopy and very few middle-tier plant groups. Many of the small trees and shrubs have been bush hogged by the previous owner.



Area of stream bed that is defined by 3' banks with silt in the stream bed.



View looking at the property line at the northeast corner where the stream leaves the property.

FINDINGS AND CONCLUSIONS:

The site area that I investigated is a low drainage area identified by the National Wetlands Inventory. The following description is accurate for this location.

Classification code: R4SBC

System Riverine (R) : The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergent, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.

Subsystem Intermittent (4) : This Subsystem includes channels that contain flowing water only part of the year. When the water is not flowing, it may remain in isolated pools or surface water may be absent.

Class Streambed (SB) : Includes all wetlands contained within the Intermittent Subsystem of the Riverine System and all channels of the Estuarine System or of the Tidal Subsystem of the Riverine System that are completely dewatered at low tide.

Water Regime Seasonally Flooded (C) : Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

The area is limited in the variety of tree, shrubs, and herbaceous species. The soils are draining and appears to not hold water for very long periods based on the leaves on the ground. Soil borings shown very limited or no hydric soils and no concretions in the ten borings I made. More soil borings may provide a different result or may not. The water table is below 10-12”.

Soil Borings.



The soil borings shown above are typical for the area from station #1 to #12. The soils did not have any indications of being hydric in any of the 12 locations where I did the samples.



There are a limited number of *Crayfish on the flat area through #1 - #4. These animals are also one indication of wetland. Crayfish are not an absolute indicator but is associated with wetland areas. There were about six holes in the area.

Plants;



The site has very limited diversity of grasses and ferns. There are also limited Herb, Shrub, and Sapling stratum of species. Areas of Japanese Stiltgrass, *Microstegium vimineum*, and Virginia Chain Fern.

Smilax bon-nox and Graybark Grape were two vines identified.

The trees identified are typical for this type of drainage area. Large trees are Tulip Popular, White Oak, Sweet Gum, White Ash, Sugarberry, and Sourwood.

The primary focus of this investigation was to verify the existence of a wetland area and what ramifications that the existence has on your ability to use the property.

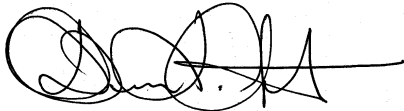
Based on the research of maps, on site investigation, and deliberation, there is limited stream jurisdiction at this site. The stream may very well be jurisdictional because of the drainage to Tools Fork which is a jurisdictional Creek. The stream will be limited to the northeast half the length of the property. The flow drains northeast. The areas on each side of the stream bed are very limited with environmental characteristics of plants, soil, and hydrology of wetlands, but not enough to make the threshold.

In conclusion, the site does not have jurisdictional wetlands outside of the stream described above. No permit is needed, unless new information comes to bear from another authority showing us otherwise. If we did need additional information this would mean going back to the site and performing additional "JDs" or Jurisdictional Determinations that would further define the areas within the initial boundary I flagged. These are more detailed forms that are filled out to prove or disapprove the existence of wetlands as records of the investigation.

I recommend that as part of the physical survey of the property when making the topographic mapping that the flagging performed be located and included so as to be available to make any future grading or construction decisions on the site plan design. I recommend that structures not be located within low lying area. If the site grading design warrants filling, water flow will need to be considered. Avoid developing and filling in the stream bed.

Please call me if there is a need for additional Environmental Planning or Landscape Architectural services.

Very truly yours,
Duane F. Christopher & Associates, LLC



Duane F. Christopher, ASLA, PLA 324, LEED GA

***Crayfish**^[a] are freshwater [crustaceans](#) belonging to the infraorder [Astacidea](#), which also contains [lobsters](#). Taxonomically, they are members of the [superfamilies](#) [Astacoidea](#) and [Parastacoidea](#). They breathe through feather-like [gills](#). Some species are found in brooks and streams, where [fresh water](#) is running, while others thrive in [swamps](#), ditches, and [paddy fields](#). Most crayfish cannot tolerate [polluted water](#), although some species, such as [Procambarus clarkii](#), are hardier. Crayfish feed on animals and plants, either living or [decomposing](#), and [detritus](#).^[1] The term "crayfish" is applied to saltwater species [in some countries](#).